



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**DATE:** October 20, 2023

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** **Notice of Preparation of an Environmental Impact Report for the Proposed Housing Element Sites Rezone Project**

**REVIEW PERIOD:** **October 20, 2023 to November 20, 2023**

As lead agency for the preparation of an Environmental Impact Report (EIR) for the Housing Element Sites Rezone Project (proposed project) Placer County has prepared this Notice of Preparation (NOP) in accordance with Section 15082 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (CEQA Guidelines). According to that provision, the purpose of the NOP is to provide responsible agencies and trustee agencies the opportunity to provide the lead agency with specific details about the scope and content of the environmental information related to the responsible and trustee agencies' areas of statutory responsibility that the agencies would like the lead agency to include in the Draft EIR.

The County will need to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Responsible agencies will need to use the EIR prepared by the County when considering their permits or other approvals for the proposed project.

Your agencies' timely comments on this NOP should ensure that the Draft EIR will include sufficient environmental information to allow your agencies to complete their statutory responsibilities with respect to the proposed project. This NOP is also being provided to other interested parties which are also invited to provide their recommendations regarding the scope and content of the Draft EIR.

**Project Location:** The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

**Project Description:** The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals, one of which is Program HE-1. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects.

The site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, the EIR will analyze all 74 sites to ensure adequate environmental review of all 74 properties regardless of list refinement.

**Contact Information:** For more information regarding the proposed project, please refer to the following detailed project description or contact Kally Kedinger-Cecil, Senior Planner, at (530) 745-3034 or [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov). A copy of the NOP is available for review at the Rocklin, Roseville, Tahoe City, and Truckee Public Libraries, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on November 20, 2023 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via Zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

**EIR Scoping Meeting on the Housing Element Sites Rezone Project**

Thursday | November 3, 2023 | 10:00 AM to 12:00 PM

In-Person:

CDRA Planning Commission Room  
3091 County Center Drive, Auburn, CA

or

Zoom Webinar Meeting: <https://placer-ca-gov.zoom.us/j/97354837115>

Webinar ID: 973 5483 7115

## **1.0 PROJECT DESCRIPTION**

### **1.1 Location and Setting**

Placer County encompasses approximately 1,500 square miles in northeastern California. The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach, Tahoma, Emigrant Gap, Soda Springs, and Palisades.

The areas within the County boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (El Dorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands; lands that fall under the regional jurisdiction of the Tahoe Regional Planning Agency (TRPA); state lands at the Folsom Lake State Recreation Area, Auburn State Recreation Area, Donner Memorial State Park, and state parks along the Lake Tahoe Shore; tribal lands such as the Auburn Rancheria; and land within the incorporated cities mentioned above. Approximately 53 percent of the land area of the County falls under the jurisdiction of such entities.

The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

Based on preliminary review, it is estimated that a total of 45 sites are undeveloped, while the remaining 29 sites are developed with various land uses.

## 1.2 Surrounding Land Uses

Surrounding existing land uses for each of the 74 sites are provided in the Site Inventory Forms included as Appendix A to the Initial Study (attached to this NOP).

## 1.3 Project Components

The Board adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's RHNA allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called RM30 to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects. In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density.

As previously stated, the site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, the EIR will analyze all 74 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

### Existing Population and Housing Conditions

The population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn's population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. According to the most recent Census data, the population of Placer County is older, wealthier, and less diverse than the statewide population. The housing stock in the County is primarily single-family detached housing. Approximately 10 percent of the units in unincorporated Placer County are multifamily residences such as apartments, condominiums, or townhouses. Furthermore, there is a demonstrated need for affordable housing in the County. According to the 2021-2029 Housing Element, nearly 40 percent of all households pay more than 30 percent of their income towards housing, and nearly 70 percent of households make less than 80 percent of the median income which is \$99,734.

### *RHNA Allocation*

Based on State law, every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. The State requires Housing Elements to be updated every eight years. To assist with the preparation of Housing Elements, State law requires Councils of Governments to prepare housing allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure jurisdictions have available sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The California Department of Housing and Community Development (HCD) provided the Sacramento region with its projected increase in housing needs for the 2021-2029 period. This projected regional need is a portion

of the State's housing goal for the same period. The projection is articulated in the RHNA prepared by the Sacramento Area Council of Governments (SACOG). SACOG is responsible for developing the methodology for allocating these units by income category for every city and county in the region, and this methodology is developed through a public process preceding every Housing Element cycle. SACOG identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units.

HCD issued a regional allocation of 153,512 units to the Sacramento six-county region. Placer County received an overall allocation of 7,419 units, and the allocation specifies that 4,474 units are to be affordable within three economic categories: very-low, low, and moderate incomes. The lower income categories with their unit allocations are further described in Table 1 below.

<b>Table 1</b> <b>Placer County Affordable RHNA Summary</b>			
<b>Very-Low Income<sup>1</sup></b>	<b>Low-Income<sup>2</sup></b>	<b>Moderate<sup>3</sup></b>	<b>Total Units</b>
2,017	1,215	1,242	4,474
<sup>1</sup> Less than 50% of MFI (Median Household Income) <sup>2</sup> 50% - 80% MFI <sup>3</sup> 80% - 120% MFI			
<b>Source: Placer County, 2023</b>			

The adopted Housing Element discusses RHNA in detail and includes a Residential Land Inventory (Housing Element Appendix A) that identifies sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. The Housing Element identifies "land suitable for residential development" that includes:

- Undeveloped sites zoned for residential use;
- Undeveloped sites zoned for nonresidential use where residential development is allowed;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

The Residential Land Inventory compares the identified land to the County's RHNA-assigned need for new housing. The Housing Element's analysis found that the County does not have appropriately zoned and suitable sites necessary to accommodate its RHNA obligations. As a result, under State law, the County has a legal obligation to develop and adopt a rezoning program to create additional housing capacity. This rezoning effort is established in Program HE-1:

*The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining Regional Housing Needs Allocation (RHNA) of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre.*

The Residential Land Inventory identified 32 "candidate rezone sites" totaling 165.6 acres. It should be noted that, while Program HE-1 indicated that the County would establish and implement a Housing Opportunity Overlay Zone for potential sites that could accommodate the RHNA obligations, the County has elected instead to create a new RM30 zoning district for the sites as a result of the court case *City of Clovis v. Martinez*. The RM30 zoning district would allow higher densities, consistent with Program HE-1.

Following adoption of the Housing Element, the Residential Land Inventory list was evaluated and further refined. In addition to this evaluation, Table A-1: Inventory of Planned and Approved Projects in Appendix A of the Housing Element, was reviewed because the status of some projects had changed since adoption of the Housing Element. A credit adjustment based on those project changes requires the County to compensate for unit losses with additional sites. As a result, a greater number of sites must be rezoned than noted in Program HE-1. The new lower income units required to be accommodated through HE-1 has changed from 1,107 units to 1,671 units, for a net increase of 564 lower income units.



In addition, some of the sites identified in Appendix A of the Housing Element have been developed or have active entitlement applications under review by the County and warrant removal. Other sites were eliminated based on potential environmental constraints and development feasibility. Sites have also been added by staff or included by request of a property owner. The property list includes 74 properties totaling 250.1 acres with a total potential unit count of 7,503 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a minimum 30 percent “buffer” to avoid rezoning later in the planning cycle to ensure “no net loss” of suitable residential sites. The ultimate list of sites to be rezoned will contain fewer properties as County staff continues to refine the list, however the EIR will analyze all 74 sites, at maximum build-out potential, to ensure a conservative environmental review.

#### *No Net Loss Requirements*

Under the No Net Loss law (Government Code Section 65863), the County is obligated to maintain adequate sites available at all times throughout the Housing Element planning cycle (2021-2029) to meet the County’s remaining unmet housing needs for each income category. The County must add additional sites to its inventory if land use decisions or proposed development result in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, the County may be required to identify additional sites according to the No Net Loss law if the County approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the sites inventory.

As part of the No Net Loss law, a jurisdiction must:

- Not take any action to reduce a parcel’s residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction’s unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- When approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, make findings that the Housing Element’s remaining sites have sufficient capacity to accommodate the remaining unmet RHNA through a rezone to identify additional sites.
- Not disapprove a housing project on the basis that approval of the development would trigger a rezoning to maintain the required RHNA capacity.

To ensure that sufficient capacity exists in the Housing Element to meet the RHNA throughout the planning period, HCD recommends the County create a buffer in the housing element inventory of at least 15 to 30 percent more units than required, especially for the lower income RHNA. HE-1 obligates the County to rezone parcels to provide capacity for 1,107 units, which based on the analysis above, the County has adjusted to 1,671 units. Therefore, in order to adequately buffer the necessary 1,671 units, staff is targeting a unit count of at least 2,386 units, which includes a 30 percent buffer. The candidate rezone list is more than double the amount of acreage than is required in the Housing Element and this EIR evaluates the potential for up to 7,503 units that could be developed on the 74 candidate sites if built out to the maximum allowed density of 30 units per acre.

#### Rezone

The County is required to rezone enough properties to satisfy, at a minimum, the 1,671-unit requirement. A new zone district called RM30 is proposed that will establish a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre. Therefore, if all of the candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,503 units. With a minimum density requirement of 20 units per acre, the sites would accommodate a minimum of 5,002 units.

Multifamily dwellings, cluster lot development – cottage housing, cluster lot- development – moveable tiny house community, emergency shelters with 60 or fewer clients, and single-room occupancy housing, mixed use development, live/work development, and other uses would be allowed with a Zoning Clearance subject

to written, objective standards (i.e., Zoning Ordinance). Such uses would also be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. The draft RM30 zoning district regulations are provided as Appendix B to the Initial Study (attached to this NOP).

It should be noted that while the creation of the RM30 zoning district will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with rezoning the 74 candidate sites, as discussed in further detail below, and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

#### *Proposed Rezone Site Analysis*

The proposed rezone site list has also been expanded with the intent of attracting an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby avoiding a mandatory rezone by the County on non-willing property owners. Sites on the list met all the following criteria:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

The rezone site list includes 74 properties totaling approximately 250.1 acres and a total potential unit count of 7,503 if built out to the maximum allowed density of 30 units per acre. If developed at the required 20 units per acre minimum density, 5,002 units would be constructed. The EIR is conservatively analyzing the impacts of up to 7,503 units.

The maximum allowable unit count analyzed herein is well above the unit requirement noted in the Housing Element, and the list was expanded for the purpose of ultimately reducing the candidate list and rezoning enough properties to meet the County's RHNA obligations while also creating a buffer to avoid additional rezoning in the future. The locations of the proposed rezone sites are provided in Figure 1 through Figure 10, presented at the end of this NOP. In addition, Table 2, below, provides a summary of the proposed rezone sites. It should also be noted that a web-based, interactive map of the proposed rezone sites is available at the following link:

<https://placercounty.maps.arcgis.com/apps/webappviewer/index.html?id=ed13965b411f40558ea12c1891623644>

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
1	474-130-001-000	2575 PFE Road	4.3	1	Residence
2	474-130-002-000	Antelope Road	3.7	1	Undeveloped
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
6	473-010-020-000	8230 Brady Lane	2.7	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped

*Continued on next page.*

<b>Table 2</b> <b>Proposed Rezone Sites</b>					
<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
15	032-220-010-000	2084 Sisley Road	0.4 <sup>1</sup>	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
19	047-150-012-000	7100 Douglas Boulevard	1.6	4	Undeveloped
20	047-150-042-000	7190 Douglas Boulevard	1.4	4	Undeveloped
21	043-072-018-000	Penryn Road	1.2	4	Undeveloped
22	043-072-019-000	Penryn Road	1.0	4	Undeveloped
23	046-090-042-000	Cavitt Stallman Rd	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
27	047-150-015-000	7130-7160 Douglas Boulevard	0.9	4	Commercial
28	047-150-016-000	7130-7160 Douglas Boulevard	0.8	4	Commercial
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
31	048-630-023-000	5890 Granite Lake Drive	4.0	4	Undeveloped
32	043-072-037-000	Penryn Road	7.0	4	Undeveloped
33	043-072-040-000	Penryn Road	8.0	4	Undeveloped
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Ct	2.9	5	Storage
36	052-071-039-000	Willow Creek Dr	0.8	5	Undeveloped
37	053-103-026-000	Bowman Road	1.1	5	Mostly Undeveloped & Parking Lot
38	053-104-004-000 & 053-104-005-000	Channel Hill	2.3	5	Undeveloped
39	054-143-016-000	Dolores Drive	3.9	5	Undeveloped
40	054-143-018-000	13445 Bowman Road	1.0	5	Mostly Undeveloped & Parking Lot
41	054-181-029-000	395 Silver Bend Way	2.0	5	Undeveloped
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
44	080-270-067-000	Highway 267	1.0	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
46	054-171-034-000	Silver Bend Way	2.3	5	Parking Lot
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
52	054-143-019-000	13431 Bowman Road	3.2	5	Lodging

Continued on next page.

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
53	053-103-054-000	Mill Pond Road	1.9	5	Undeveloped
54	073-170-053-000	17905 Applegate Rd	1.3	5	Undeveloped
55	073-170-055-000	Applegate Road	1.0	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
57	052-042-016-000	Plaza Way	1.2	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Highway	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Lane	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Road	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Road/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Lane	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Road	4.2	5	Single-Family Residential
65	076-070-002-000	4362 Grass Valley Highway	1.8	5	Single-Family Residential
66	076-070-068-000	4390 Grass Valley Highway	0.8	5	Multi-Family Residential
67	076-112-084-000	4950 Grass Valley Highway	1.1	5	Single-Family Residential
68	080-020-013-000	10715 Highway 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Road	1.6	5	Mobile Homes
70	051-120-068-000	3120 Deseret Drive	8.6	5	House of Worship
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
<b>Total acres</b>			<b>250.1</b>	-	-
<sup>1</sup> This site is adjacent to the 4.8-acre site identified by APN 032-220-051-000. If both sites are rezoned, a 5.3-acre area would be available for development.					

### General Plan Amendment

As shown in Table 2 and Figure 1 through Figure 10, a total of 74 properties totaling approximately 250.1 acres are proposed for rezone. The sites are located within the General Plan area and are also located within the following Community Plan areas:

- Alpine Meadows General Plan
- Auburn/Bowman Community Plan
- Dry Creek/West Placer Community Plan
- Granite Bay Community Plan
- Horseshoe Bar/Penryn Community Plan
- Martis Valley Community Plan
- Sheridan Community Plan
- Weimar/Applegate/Clipper Gap General Plan

In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations will also need to be amended to a new land use designation called “High Density Residential 20/30” for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use

Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to the Initial Study (attached to this NOP).

Similar to the creation of the RM30 zoning district, while the creation of the High Density Residential 20/30 General Plan Land Use designation will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with amending the land use designations of the 74 candidate sites and the reasonably foreseeable effects related to such. Any other sites within the County that are proposed to be redesignated as High Density Residential 20/30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such General Plan amendments.

It should be noted that the County is updating the General Plan which will also include comprehensive amendments to many of the community plans and may either consolidate the existing plans into appendices of the General Plan, add new plan areas, or other updates as directed by the Board. However, the County General Plan update will not be completed prior to the completion of the rezone effort.

Therefore, the General Plan Land Use maps and density standards will be amended concurrent with the Project, as discussed above. The Community Plans, however, are not proposed to be amended as part of the proposed project.

#### **1.4 Requested Entitlements**

The proposed project would require County approval of the following:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 74 properties from their current zoning designation to Residential Multifamily 30.

The County intends to use the streamlining/tying provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects. In addition, CEQA Guidelines Section 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

**California Department of Housing and Community Development (HCD)** will review the proposed zone district language prior to adoption.

#### **2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

Based upon the Initial Study analysis conducted for the proposed project (see Attachment to this NOP) and consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Noise
- Transportation
- Tribal Cultural Resources
- Fire Protection and Wildfire
- Statutorily Required Sections
- Alternatives Analysis

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will describe the relevant portions of the Placer County General Plan, the Placer County General Plan EIR, and the relevant Community Plans, where applicable. In addition to these County documents, project-specific technical studies are being prepared by technical experts to support the EIR's analyses.

It should be noted that while the EIR will evaluate the reasonably foreseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, the EIR will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units on 74 sites within unincorporated Placer County, but a detailed site-specific analysis will not be included.

The following paragraphs summarize the anticipated programmatic analyses that will be included in the EIR.

*Air Quality and Greenhouse Gas Emissions.* The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following Placer County Air Pollution Control District (PCAPCD) CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, and PM<sub>10</sub>) attributable to reasonably foreseeable residential development on the rezone sites. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential impacts associated with toxic air contaminant (TAC) emissions, including naturally occurring asbestos (NOA).

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures and PCSP strategies will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

*Biological Resources.* The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetland and riparian communities, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. The analysis in the chapter will be based on a programmatic Biological Resources Assessment to be prepared specifically for the proposed project. Several of the identified rezone sites are within the Placer County Conservation Program (PCCP) boundary; thus, an evaluation of the potential for the proposed project to conflict with the provisions of the adopted PCCP will be included in the chapter. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations, including the PCCP.



*Cultural Resources.* The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources due to implementation of the proposed project. Analysis in the chapter will be based on a programmatic Cultural Resources Report prepared for the proposed project.

*Noise.* The Noise chapter of the EIR will be based on a programmatic Noise Study. The chapter will address potential noise impacts resulting from potential future construction and operational activities, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the vicinity of the rezone sites will be identified and ambient noise and vibration level measurements will be estimated to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable Placer County significance criteria. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Transportation.* The Transportation chapter of the EIR will be based on a Transportation Impact Study (TIS) prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on Vehicle Miles Traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Tribal Cultural Resources.* The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

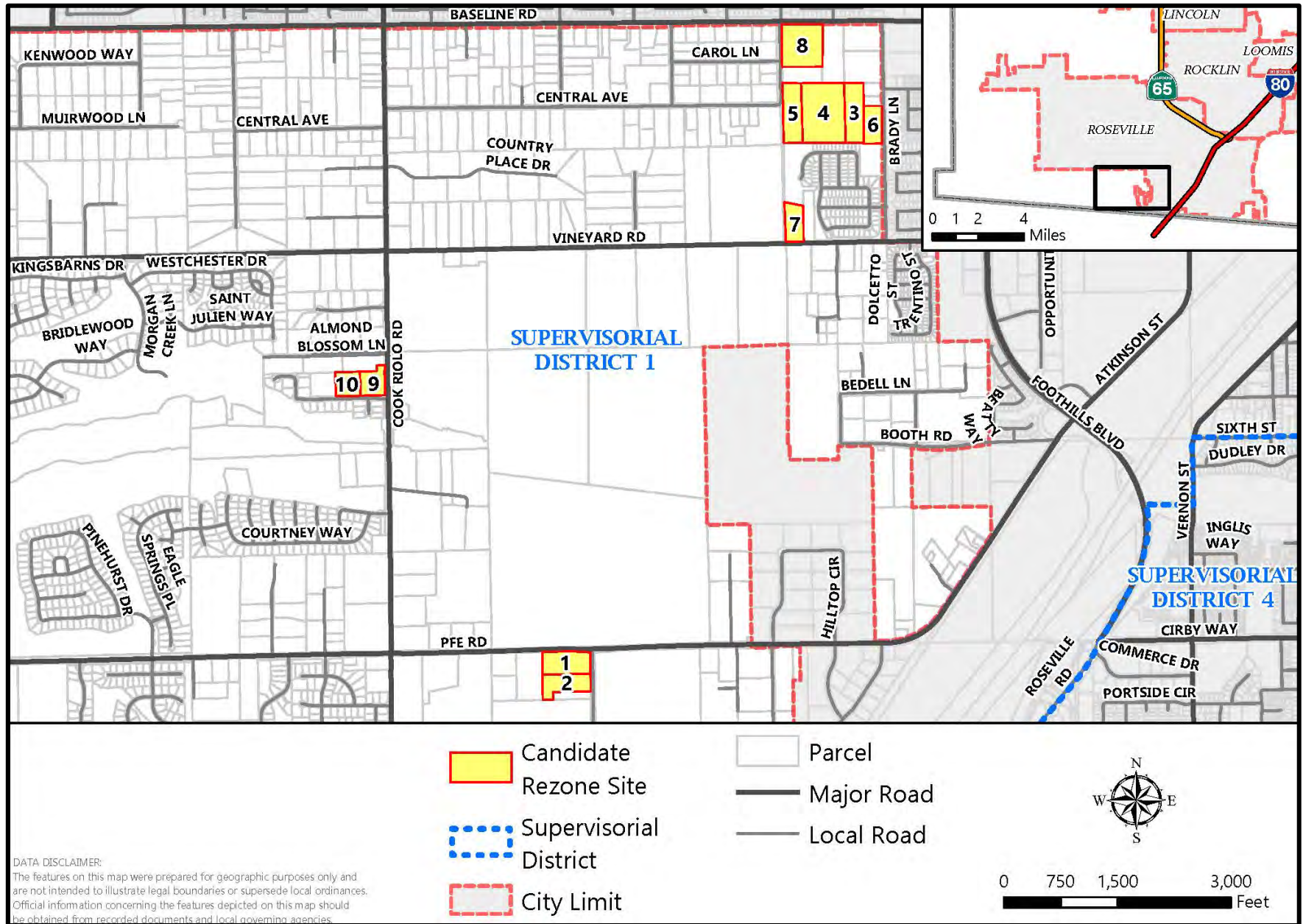
*Fire Protection and Wildfire.* The Fire Protection and Wildfire chapter of the EIR will address whether the proposed project would require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, as well as the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

*Statutorily Required Sections.* Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

*Alternatives Analysis.* In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will

be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts.

Figure 1  
District 1 Candidate Rezone Sites – Roseville

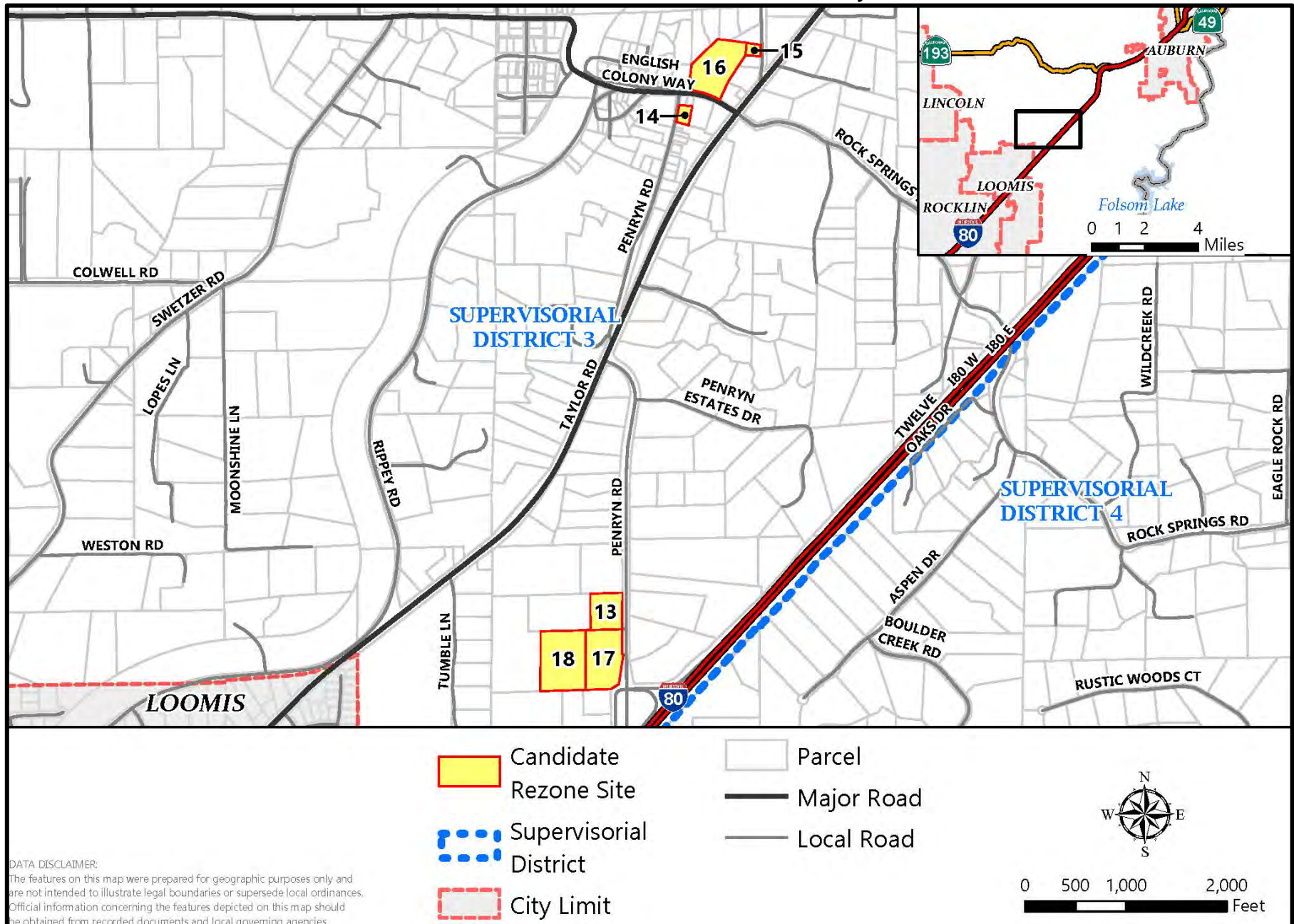


**Figure 2**  
**District 2 Candidate Rezone Sites – Sheridan**





Figure 3  
District 3 Candidate Rezone Sites – Loomis/Penryn





**Figure 4**  
**District 4 Candidate Rezone Sites – Granite Bay**

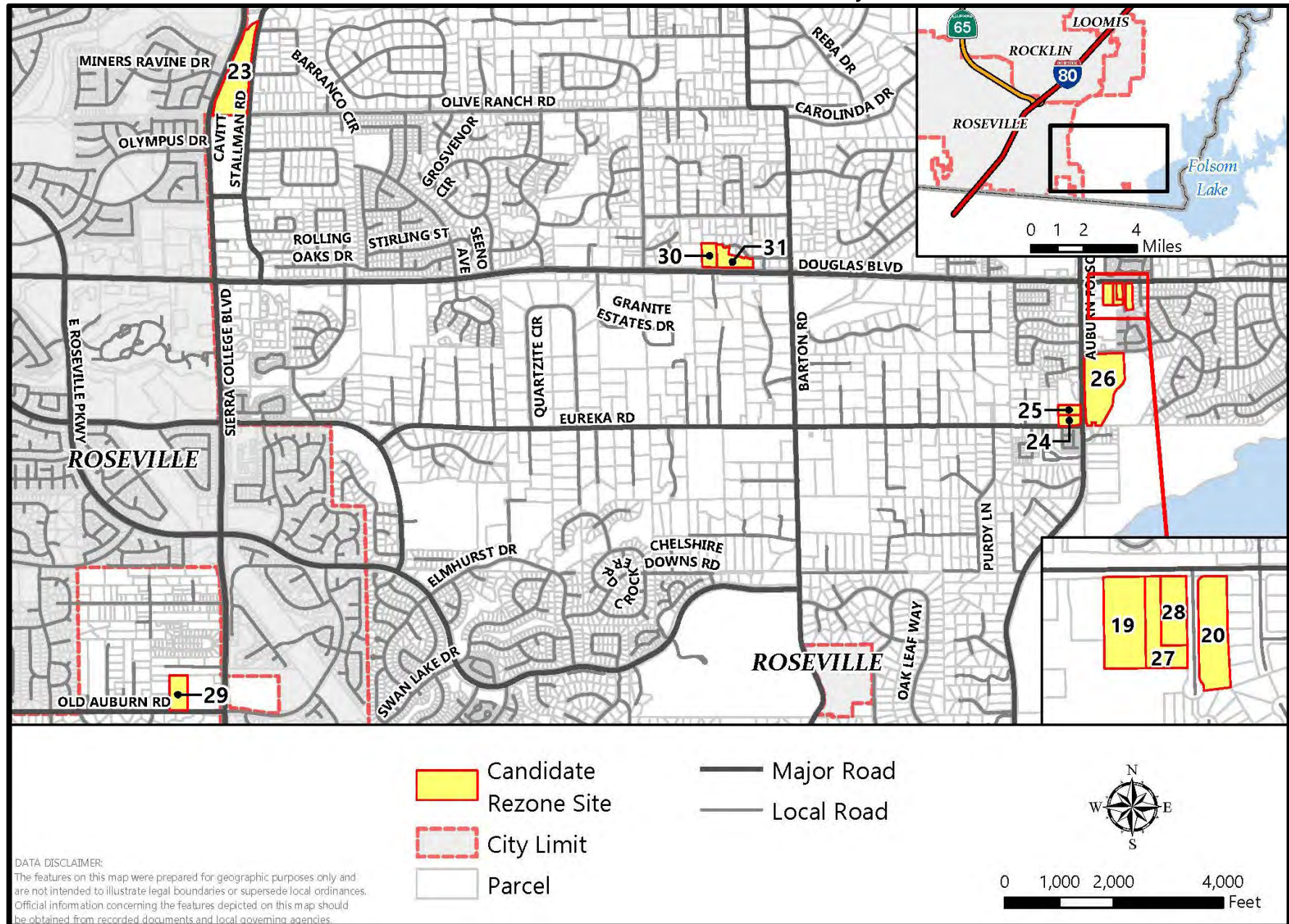
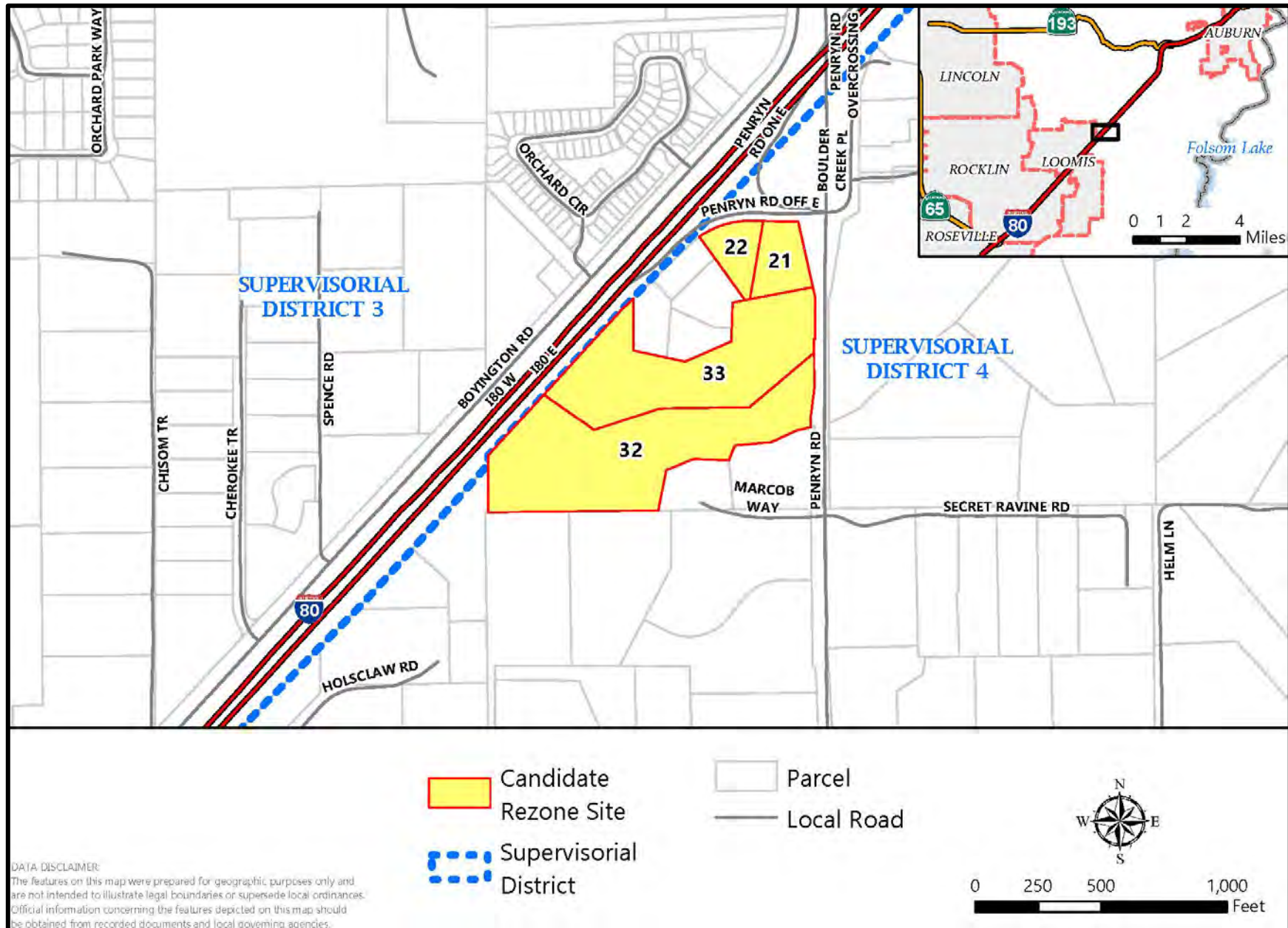




Figure 5  
District 4 Candidate Rezone Sites – Loomis



**Figure 6**  
**District 5 Candidate Rezone Sites – Alpine Meadows**

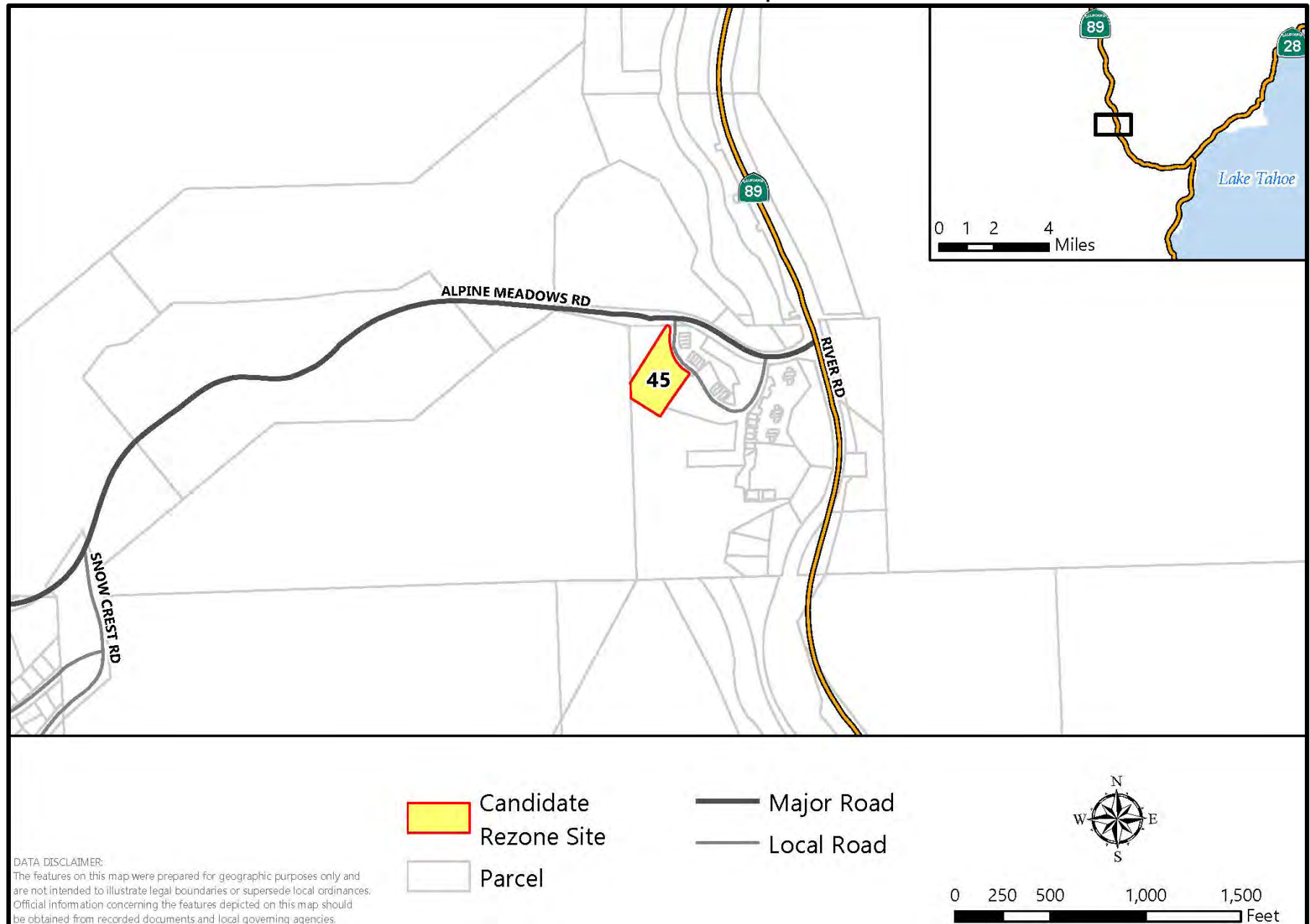


Figure 7  
 District 5 Candidate Rezone Sites – Applegate

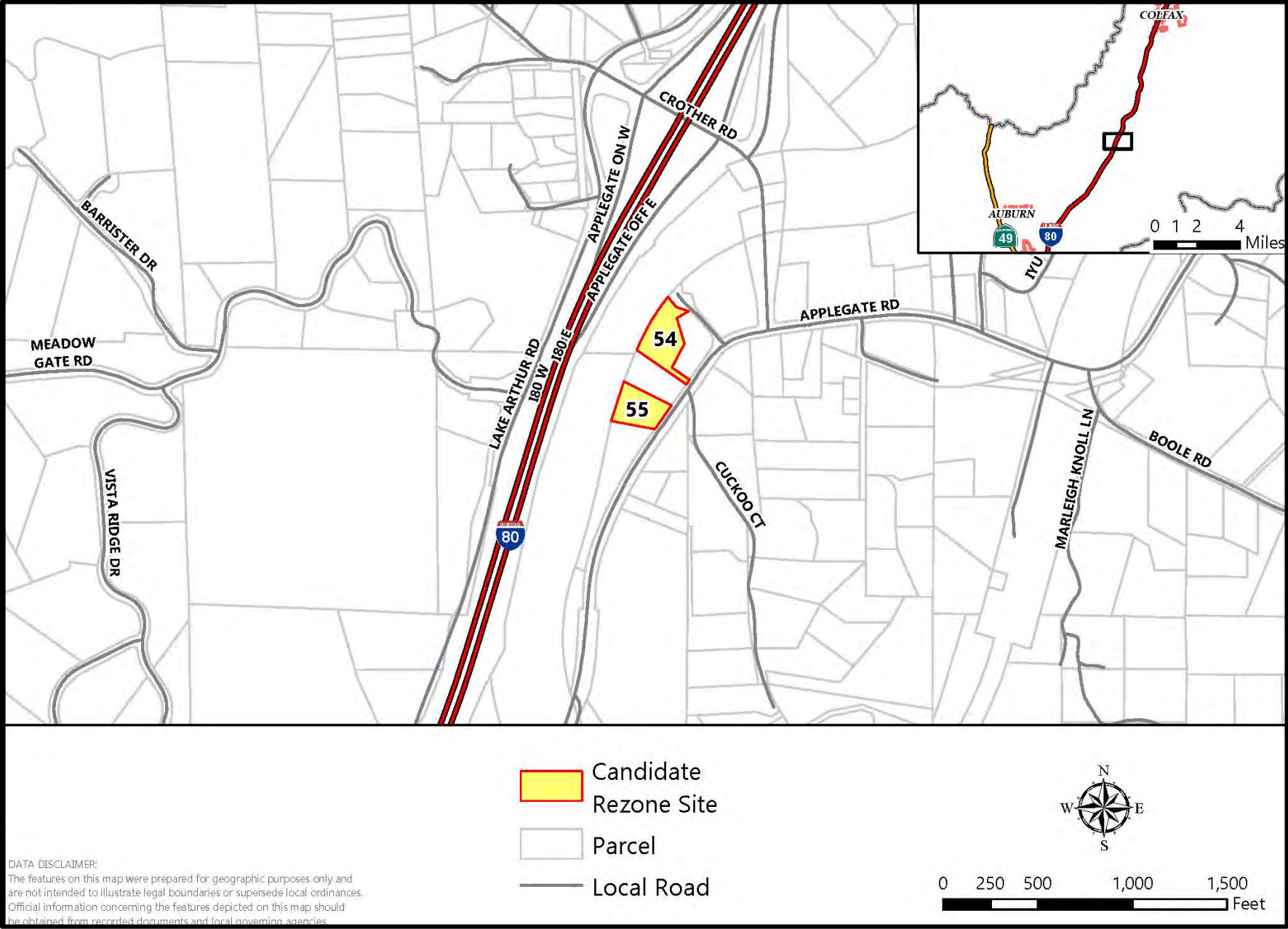




Figure 8  
District 5 Candidate Rezone Sites – Auburn/Bowman

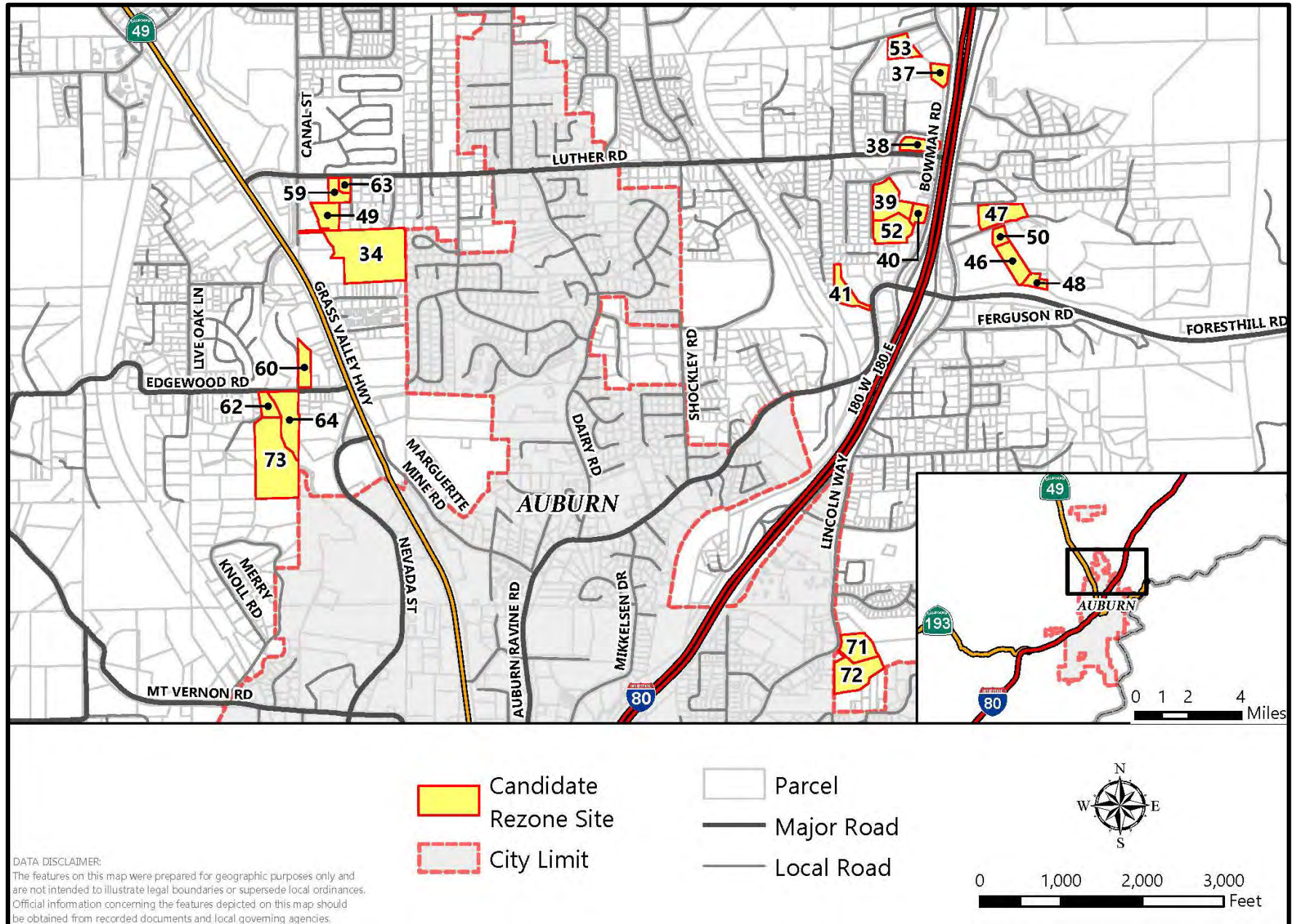




Figure 9  
District 5 Candidate Rezone Sites – North Auburn

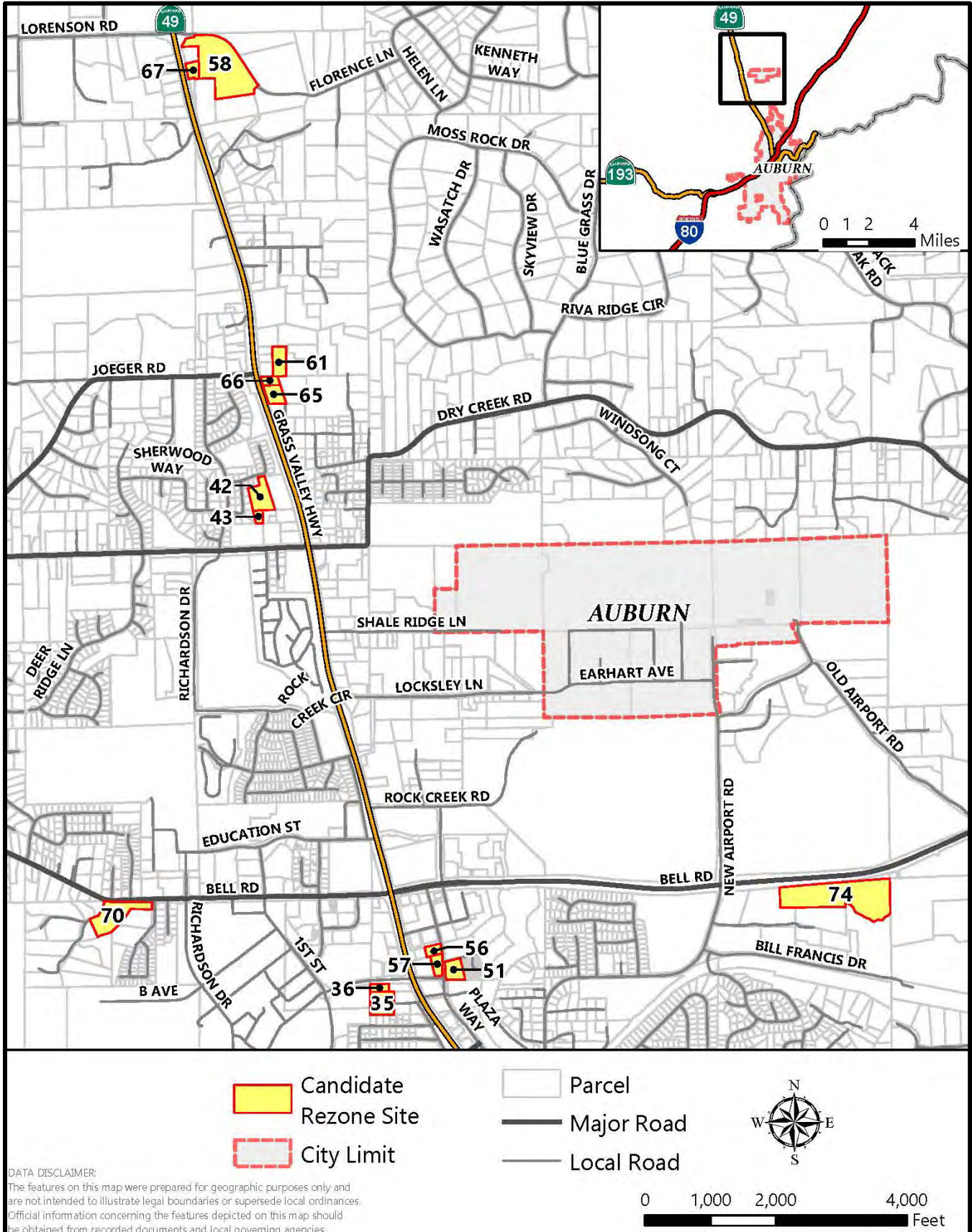
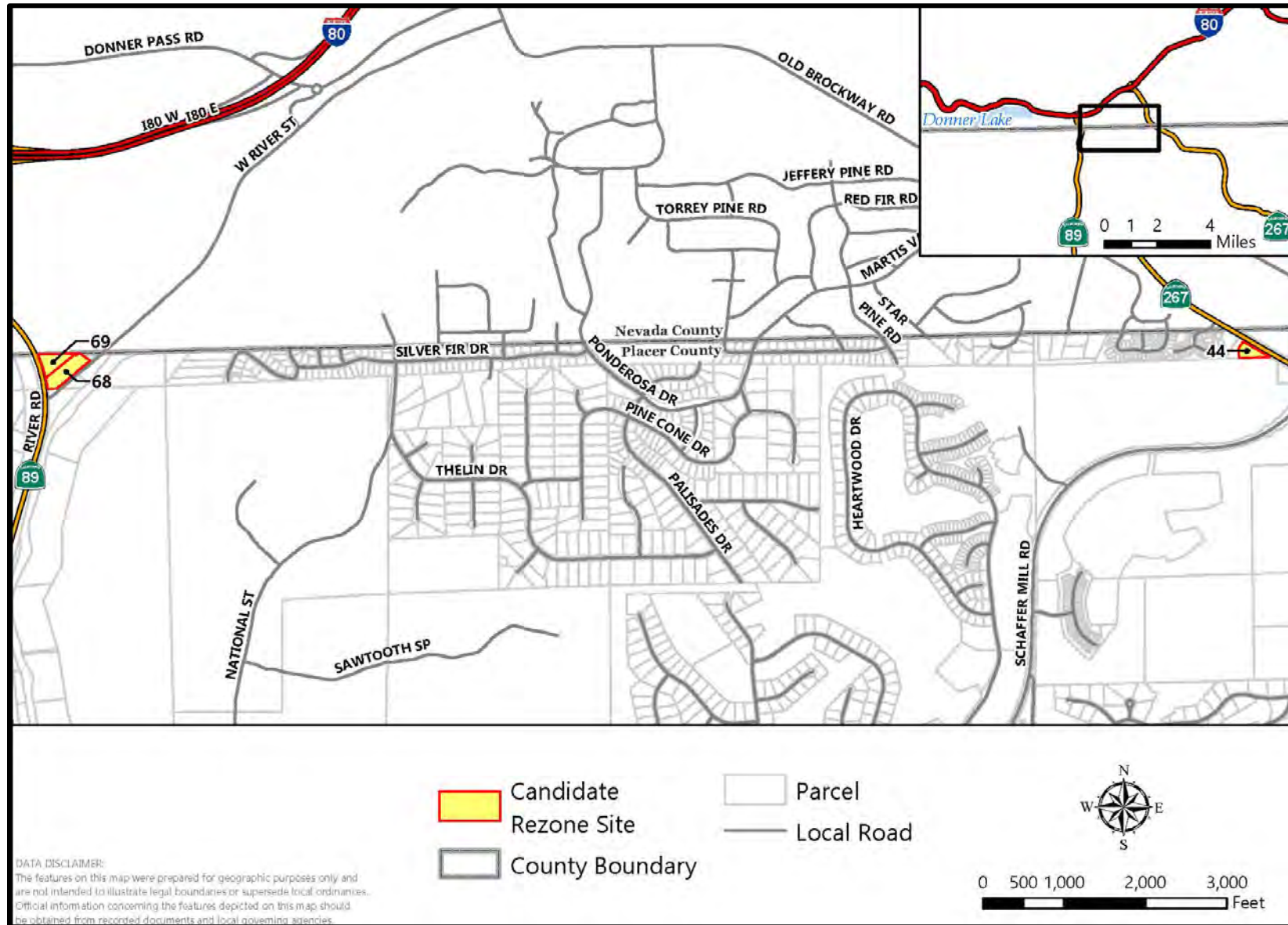


Figure 10  
District 5 Candidate Rezone Sites – Truckee





**Attachment**

**Initial Study**

## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less-than-significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: <b>Housing Element Sites Rezone Project</b>	Project # PLN22-00476
Entitlement(s): Rezone 74 properties totaling approximately 250.1 acres from their current zoning designation to Residential Multifamily 30; Amend the General Plan and associated maps to enable the densities proposed by the proposed project; and Amend Chapter 17 of County Code text and land use tables to be consistent with the proposed project.	
Site Area: 250.1 acres	APNs: See Table 2
Location: 74 properties dispersed throughout unincorporated Placer County.	

### A. BACKGROUND:

#### Project Site (Background/Existing Setting):

Placer County encompasses approximately 1,500 square miles in northeastern California. The western part of Placer County, which falls within the Sacramento Valley, contains the incorporated cities of Roseville, Rocklin, Lincoln, and Loomis, as well as the unincorporated communities of Sheridan and Granite Bay. The central part of Placer County consists of the Foothills region, which includes the incorporated cities of Auburn and Colfax, and the unincorporated communities of Foresthill, Penryn, North Auburn, Newcastle, Applegate, Weimar, Gold Run, Meadow Vista, Dutch Flat, Alta, Granite Bay, Sheridan, and Baxter. The eastern part of Placer County is the High Sierra region, which includes the resort communities and ski areas around Lake Tahoe. The unincorporated communities in this region include Tahoe City, Tahoe Vista, Carnelian Bay, Homewood, Kings Beach,Tahoma, Emigrant Gap, Soda Springs, and Palisades.

The areas within the county boundaries that are not under County jurisdiction and therefore not subject to regulation by the County through the General Plan and Zoning Ordinance include federal lands such as National Forest lands (El Dorado National Forest, Tahoe National Forest, Lake Tahoe Basin Management Unit), Bureau of Land Management lands; lands that fall under the regional jurisdiction of the Tahoe Regional Planning Agency (TRPA); state lands at the Folsom Lake State Recreation Area, Auburn State Recreation Area, Donner Memorial State Park, and state parks along the Lake Tahoe Shore; tribal lands such as the Auburn Rancheria; and land within the incorporated cities mentioned above. Approximately 53 percent of the land area of the County falls under the jurisdiction of such entities.

The project site is currently comprised of 74 properties dispersed throughout unincorporated Placer County and totaling approximately 250.1 acres. The sites are generally located in established communities such as the North Auburn, Dry Creek, Bowman, Penryn, Newcastle, Granite Bay, Sheridan, and Applegate communities, as well as south of Truckee within the Lake Tahoe region.

Based on preliminary review, it is estimated that a total of 45 sites are undeveloped, while the remaining 29 sites are developed with various land uses. Further detail regarding each of the 74 rezone sites is included in the Site Inventory Forms attached as Appendix A to this Initial Study.

#### **Project Description:**

The Board of Supervisors (Board) adopted the Placer County 2021-2029 Housing Element on May 11, 2021, which includes programs to help Placer County achieve its housing goals. The proposed project would implement Program HE-1 of the adopted Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's Regional Housing Needs Assessment (RHNA) allocation for the County. The Placer County Housing Element 2021-2029 includes an inventory of properties identified as candidate sites for a potential rezone program. The County is creating a new zoning district called Residential Multifamily 30 (RM30) to plan for potential sites to accommodate the RHNA calculations of units that would be suitable for low and very-low income units. The RM30 zone district would require residential development at a minimum density of 20 units per acre and a maximum density of 30 units per acre. This new zone district does not include a requirement to construct affordable housing beyond the requirements of County Code Article 15.64: Affordable Housing; however, the increase in density would enable a variety of housing to be constructed including deed-restricted affordable housing projects. In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations and associated tables will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density.

The site list for rezoning includes 74 properties totaling approximately 250.1 acres. The final list of sites to be rezoned will ultimately contain fewer properties and acreage as the list is refined; however, this Initial Study will analyze all 74 sites to ensure adequate environmental review regardless of which properties ultimately comprise the refined list.

#### **Existing Population and Housing Conditions**

The population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn's population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. According to the most recent Census data, the population of Placer County is older, wealthier, and less diverse than the statewide population. The housing stock in the County is primarily single-family detached housing. Approximately 10 percent of the units in unincorporated Placer County are multifamily residences such as apartments, condominiums, or townhouses. Furthermore, there is a demonstrated need for affordable housing in the County. According to the 2021-2029 Housing Element, nearly 40 percent of all households pay more than 30 percent of their income towards housing, and nearly 70 percent of households make less than 80 percent of the median income which is \$99,734.

#### **RHNA Allocation**

Based on State law, every jurisdiction in California must adopt a General Plan, and every General Plan must contain a Housing Element. The State requires Housing Elements to be updated every eight years. To assist with the preparation of Housing Elements, State law requires Councils of Governments to prepare housing allocation plans for all cities and counties within their jurisdiction. The intent of a housing allocation plan is to ensure jurisdictions have available sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

The California Department of Housing and Community Development (HCD) provided the Sacramento region with its projected increase in housing needs for the 2021-2029 period. This projected regional need is a portion of the State's housing goal for the same period. The projection is articulated in the RHNA prepared by the Sacramento Area Council of Governments (SACOG). SACOG is responsible for developing the methodology for allocating these units by income category for every city and county in the region, and this methodology is developed through a public process preceding every Housing Element cycle. SACOG identifies not only the number of housing units Placer County must plan for, but also the affordability level of those units.

HCD issued a regional allocation of 153,512 units to the Sacramento six-county region. Placer County received an overall allocation of 7,419 units, and the allocation specifies that 4,474 units are to be affordable within three economic categories: very-low, low, and moderate incomes. The lower income categories with their unit allocations are further described in Table 1 below.

<b>Table 1</b> <b>Placer County Affordable RHNA Summary</b>			
<b>Very-Low Income<sup>1</sup></b>	<b>Low-Income<sup>2</sup></b>	<b>Moderate<sup>3</sup></b>	<b>Total Units</b>
2,017	1,215	1,242	4,474
<sup>1</sup> Less than 50% of MFI (Median Household Income) <sup>2</sup> 50% - 80% MFI <sup>3</sup> 80% - 120% MFI			
<b>Source: Placer County, 2023</b>			

The adopted Housing Element discusses RHNA in detail and includes a Residential Land Inventory (Housing Element Appendix A) that identifies sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. The Housing Element identifies “land suitable for residential development” that includes:

- Undeveloped sites zoned for residential use;
- Undeveloped sites zoned for nonresidential use where residential development is allowed;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for residential use.

The Residential Land Inventory compares the identified land to the County’s RHNA-assigned need for new housing. The Housing Element’s analysis found that the County does not have appropriately zoned and suitable sites necessary to accommodate its RHNA obligations. As a result, under State law, the County has a legal obligation to develop and adopt a rezoning program to create additional housing capacity. This rezoning effort is established in Program HE-1:

*The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining Regional Housing Needs Allocation (RHNA) of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre.*

The Residential Land Inventory identified 32 “candidate rezone sites” totaling 165.6 acres. It should be noted that, while Program HE-1 indicated that the County would establish and implement a Housing Opportunity Overlay Zone for potential sites that could accommodate the RHNA obligations, the County has elected instead to create a new RM30 zoning district for the sites as a result of the court case *City of Clovis v. Martinez*. The RM30 zoning district would allow higher densities, consistent with Program HE-1.

Following adoption of the Housing Element, the Residential Land Inventory list was evaluated and further refined. In addition to this evaluation, Table A-1: Inventory of Planned and Approved Projects in Appendix A of the Housing Element, was reviewed because the status of some projects had changed since adoption of the Housing Element. A credit adjustment based on those project changes requires the County to compensate for unit losses with additional sites. As a result, a greater number of sites must be rezoned than noted in Program HE-1 from the Housing Element. The new lower income units required to be accommodated through HE-1 has changed from 1,107 units to 1,671 units, for a net increase of 564 lower income units.

In addition, some of the sites identified in Appendix A of the Housing Element have been developed or have active entitlement applications under review by the County and warrant removal. Other sites were eliminated based on potential environmental constraints and development feasibility. Sites have also been added by staff or included by request of a property owner. The property list includes 74 properties totaling 250.1 acres with a total potential unit count of 7,503 if developed at the maximum density allowed by the proposed new zoning district. The list has been expanded to include additional sites so as to ensure that the properties ultimately rezoned incorporate a minimum 30 percent “buffer” to avoid rezoning later in the planning cycle to ensure “no net loss” of suitable residential sites. The ultimate list of sites to be rezoned will contain fewer properties as County staff continues to refine the list; however, this Initial Study will analyze all 74 sites, at maximum build-out potential, to ensure a conservative environmental review.

### **No Net Loss Requirements**

Under the No Net Loss law (Government Code Section 65863), the County is obligated to maintain adequate sites available at all times throughout the Housing Element planning cycle (2021-2029) to meet the County's remaining unmet housing needs for each income category. The County must add additional sites to its inventory if land use decisions or proposed development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, the County may be required to identify additional sites according to the No Net Loss law if the County approves a project at a different income level or lower density than shown in the sites inventory. Lower density means fewer units than the capacity assumed in the sites inventory.

As part of the No Net Loss law, a jurisdiction must:

- Not take any action to reduce a parcel's residential density unless it makes findings that the remaining sites identified in its Housing Element sites inventory can accommodate the jurisdiction's unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- When approving a development of a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA through a rezone to identify additional sites.
- Not disapprove a housing project on the basis that approval of the development would trigger a rezoning to maintain the required RHNA capacity.

To ensure that sufficient capacity exists in the Housing Element to meet the RHNA throughout the planning period, HCD recommends the County create a buffer in the housing element inventory of at least 15 to 30 percent more units than required, especially for the lower income RHNA. HE-1 obligates the County to rezone parcels to provide capacity for 1,107 units, which based on the analysis above, the County has adjusted to 1,671 units. Therefore, in order to adequately buffer the necessary 1,671 units, staff is targeting a unit count of at least 2,386 units, which includes a 30 percent buffer. The candidate rezone list is more than double the amount of acreage than is required in the Housing Element and this EIR evaluates the potential for up to 7,503 units that could be developed on the 74 candidate sites if built out to the maximum allowed density of 30 units per acre.

### **Rezone**

The County is required to rezone enough properties to satisfy, at a minimum, the 1,671-unit requirement. A new zone district called RM30 is proposed that will establish a minimum density of 20 dwelling units per acre and a maximum density of 30 dwelling units per acre. Therefore, if all of the candidate sites were rezoned and developed for housing at 30 units per acre, the sites could accommodate up to 7,503 units. With a minimum density requirement of 20 units per acre, the sites would accommodate a minimum of 5,002 units.

Multifamily dwellings, cluster lot development – cottage housing, cluster lot- development – moveable tiny house community, emergency shelters with 60 or fewer clients, and single-room occupancy housing, mixed use development, live/work development, and other uses would be allowed with a Zoning Clearance subject to written, objective standards (i.e., Zoning Ordinance). Such uses would also be subject to review for conformity with the Multifamily and Mixed Use Design Manual adopted by the Board in June 2021. The draft RM30 zoning district regulations are provided as Appendix B to this Initial Study.

It should be noted that while the creation of the RM30 zoning district is analyzed within this Initial Study, the analysis only evaluates the potential impacts associated with rezoning the 74 candidate sites, as discussed in further detail below, and the reasonably foreseeable effects of that rezone. Any other sites within the County that are proposed to be rezoned to RM30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such rezoning.

### **Proposed Rezone Site Analysis**

The proposed rezone site list has also been expanded with the intent of attracting an adequate number of property owners who are voluntarily willing to have their properties rezoned, thereby avoiding a mandatory rezone by the County on non-willing property owners. Sites on the list met all the following criteria:

- Parcel was larger than one-half acre or could be combined with an adjacent parcel to exceed one-half acre;
- Parcel has access to sewer and water;
- Parcel was undeveloped or underutilized; and
- Housing was allowed on the parcel.

As previously mentioned, the rezone site list includes 74 properties totaling approximately 250.1 acres and a total potential unit count of 7,503 if built out to the maximum allowed density of 30 units per acre. If developed at the required 20 units per acre minimum density, 5,002 units would be constructed. This Initial Study is conservatively analyzing the impacts of up to 7,503 units.

The maximum allowable unit count analyzed herein is well above the unit requirement noted in the Housing Element, and the list was expanded for the purpose of ultimately reducing the candidate list and rezoning enough properties to meet the County's RHNA obligations while also creating a buffer to avoid additional rezoning in the future. The locations of the proposed rezone sites are provided in Figure 1 through Figure 10, below.

In addition, Table 2 provides a summary of the proposed rezone sites. It should also be noted that a web-based, interactive map of the proposed rezone sites is available at the following link:

<https://placercounty.maps.arcgis.com/apps/webappviewer/index.html?id=ed13965b411f40558ea12c1891623644>

### **General Plan Amendment**

As shown in Figure 1 through Figure 10 and Table 2, below, a total of 74 properties totaling approximately 250.1 acres are proposed for rezone. The sites are located within the General Plan area and are also located within the following Community Plan areas:

- Alpine Meadows General Plan;
- Auburn/Bowman Community Plan;
- Dry Creek/West Placer Community Plan;
- Granite Bay Community Plan;
- Horseshoe Bar/Penryn Community Plan;
- Martis Valley Community Plan;
- Sheridan Community Plan; and
- Weimar/Applegate/Clipper Gap General Plan.

In addition to rezoning the 74 sites to RM30 to allow higher-density residential, the General Plan Land Use designations will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to this Initial Study.

Similar to the creation of the RM30 zoning district, while the creation of the High Density Residential 20/30 General Plan Land Use designation will be analyzed within the EIR, the analysis will only evaluate the potential impacts associated with amending the land use designations of the 74 candidate sites and the reasonably foreseeable effects related to such. Any other sites within the County that are proposed to be redesignated as High Density Residential 20/30 in the future would be required to undergo a separate CEQA analysis to assess the impacts associated with such General Plan amendments.

It should be noted that the County is updating the General Plan which will also include comprehensive amendments to many of the community plans and may either consolidate the existing plans into appendices of the General Plan, add new plan areas, or other updates as directed by the Board. However, the County General Plan update will not be completed prior to the completion of the rezone effort. Therefore, the General Plan Land Use maps and density policies will be amended concurrent with the Project, as discussed above. The Community Plans, however, are not proposed to be amended as part of the proposed project.

### **Requested Entitlements**

The proposed project would require County approval of the following:

- **Certify the EIR** and make environmental findings, and adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA.
- **Amend the General Plan** and associated maps to enable the densities proposed by the proposed project.
- **Amend Chapter 17 of County Code** text and land use tables to be consistent with the proposed project.
- **Rezone** up to 74 properties from their current zoning designation to Residential Multifamily 30.



**Figure 1**  
**District 1 Candidate Rezone Sites – Roseville**

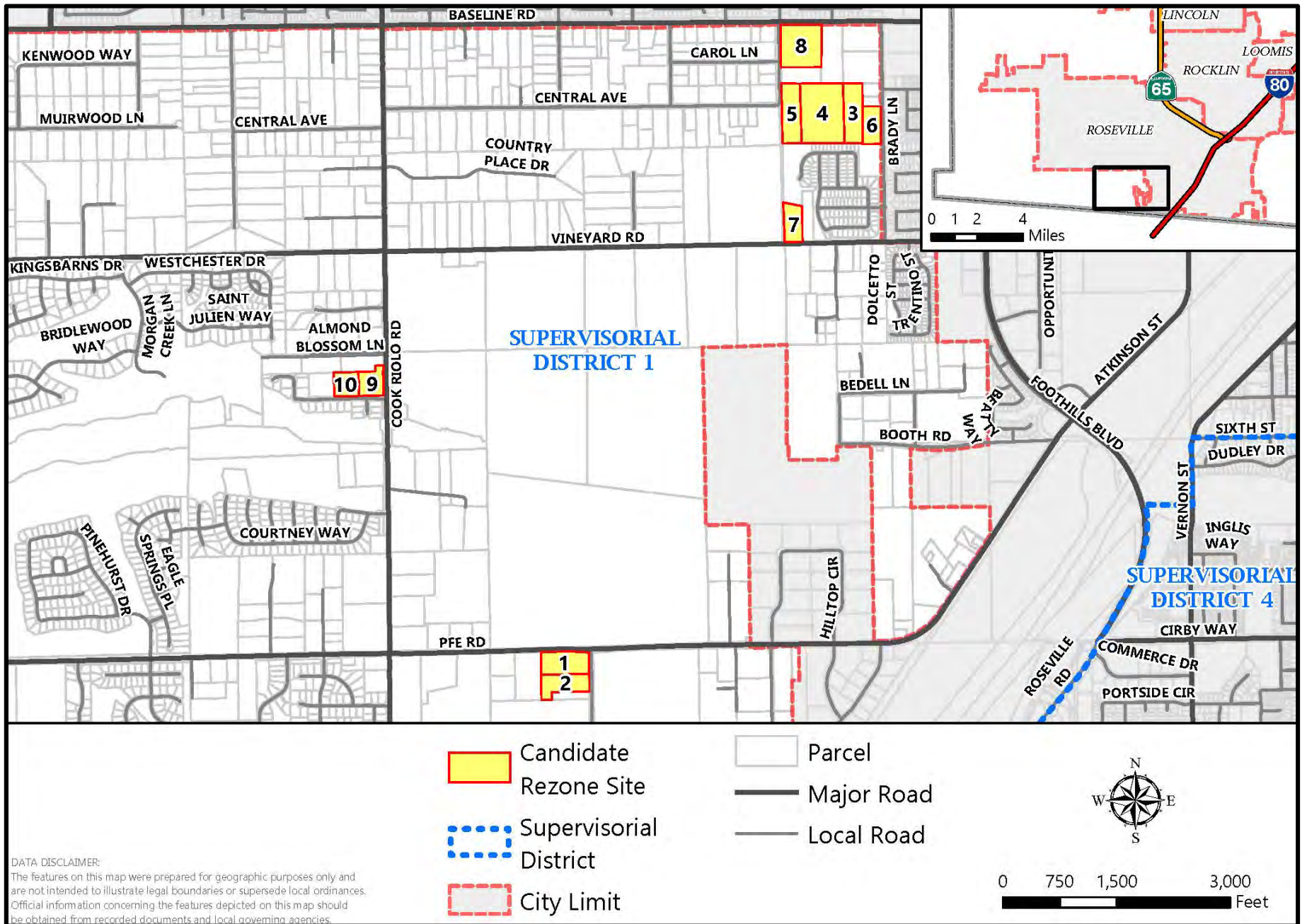
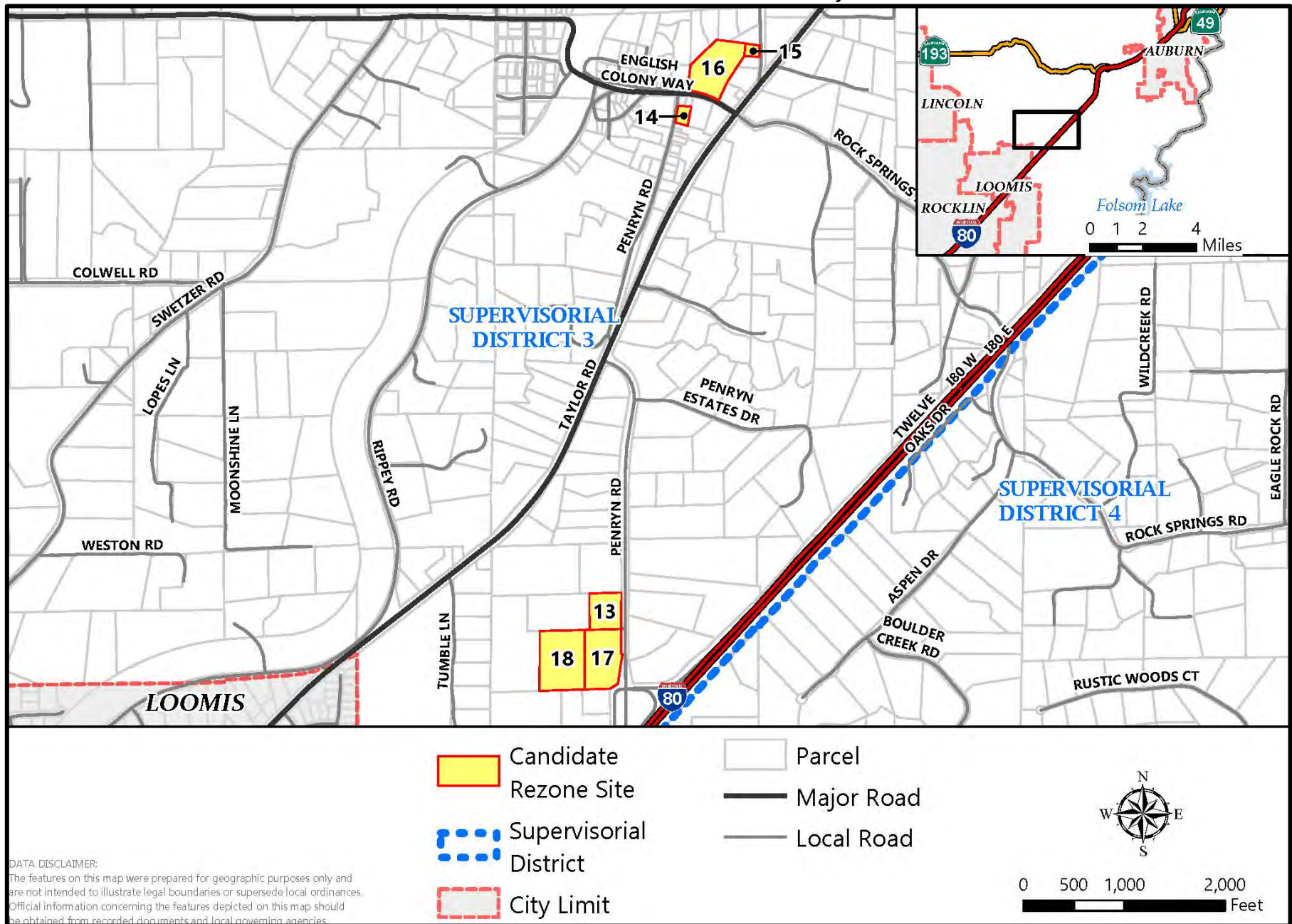


Figure 2  
District 2 Candidate Rezone Sites – Sheridan



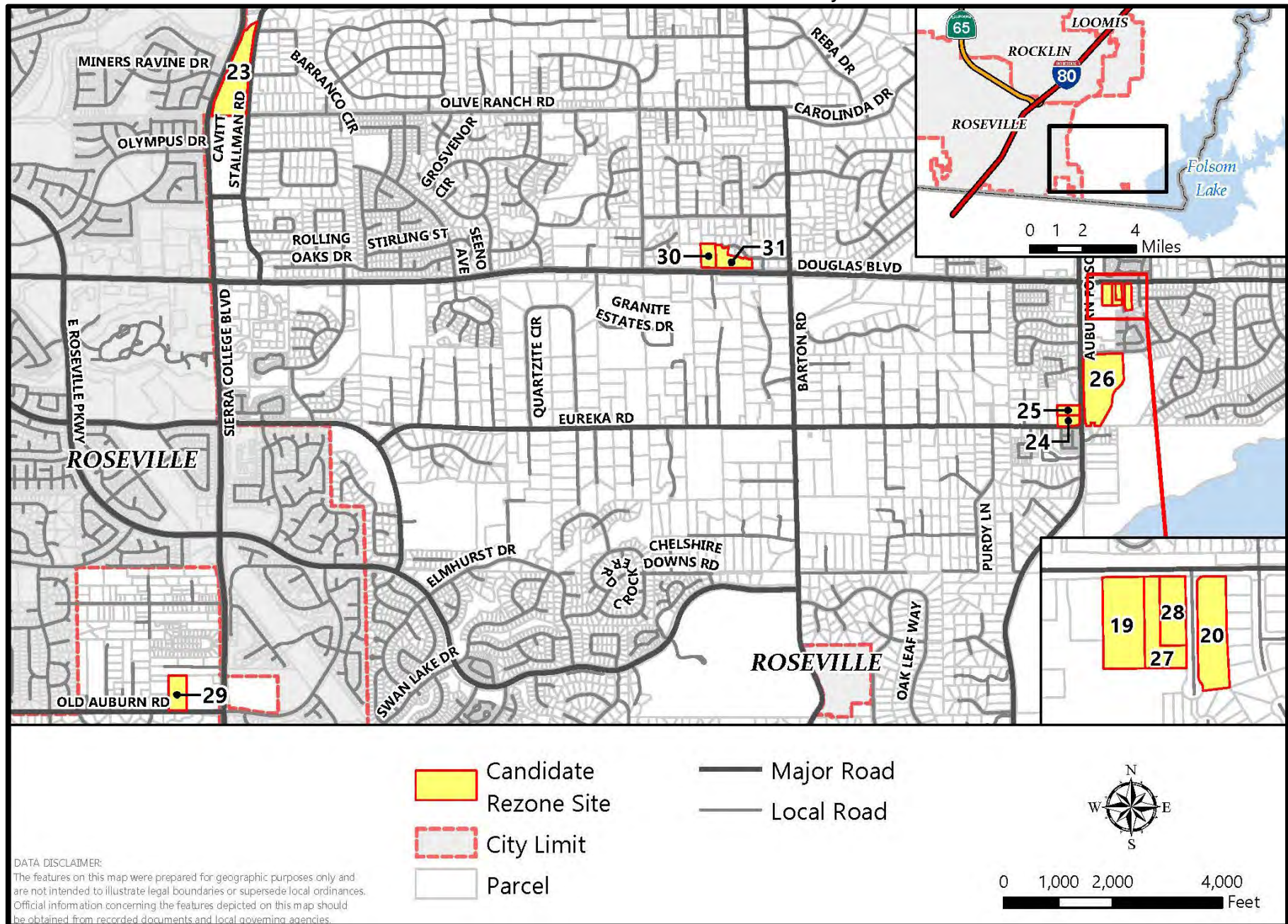


**Figure 3**  
**District 3 Candidate Rezone Sites – Loomis/Penryn**



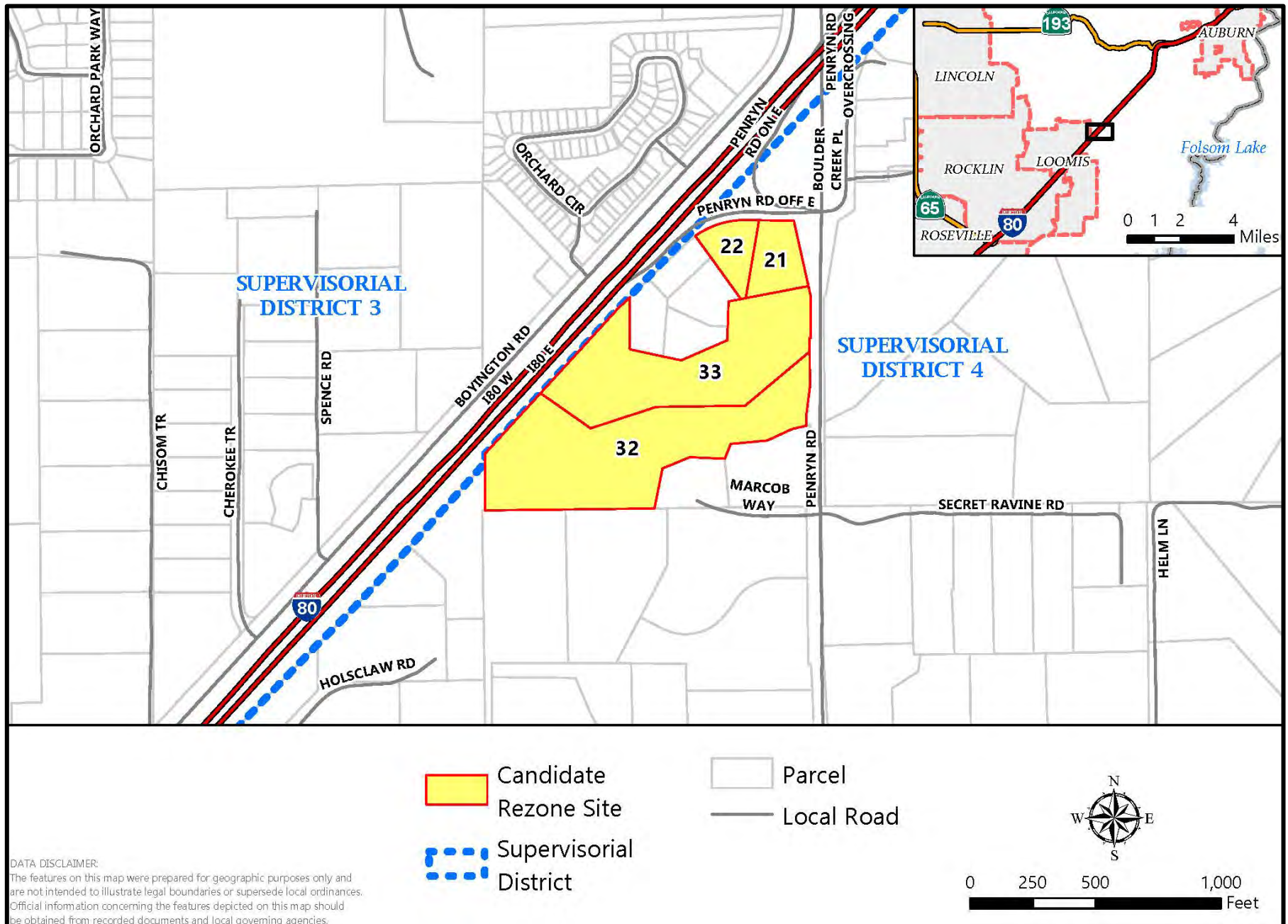


**Figure 4**  
**District 4 Candidate Rezone Sites – Granite Bay**





**Figure 5**  
**District 4 Candidate Rezone Sites – Loomis**



**Figure 6**  
**District 5 Candidate Rezone Sites – Alpine Meadows**

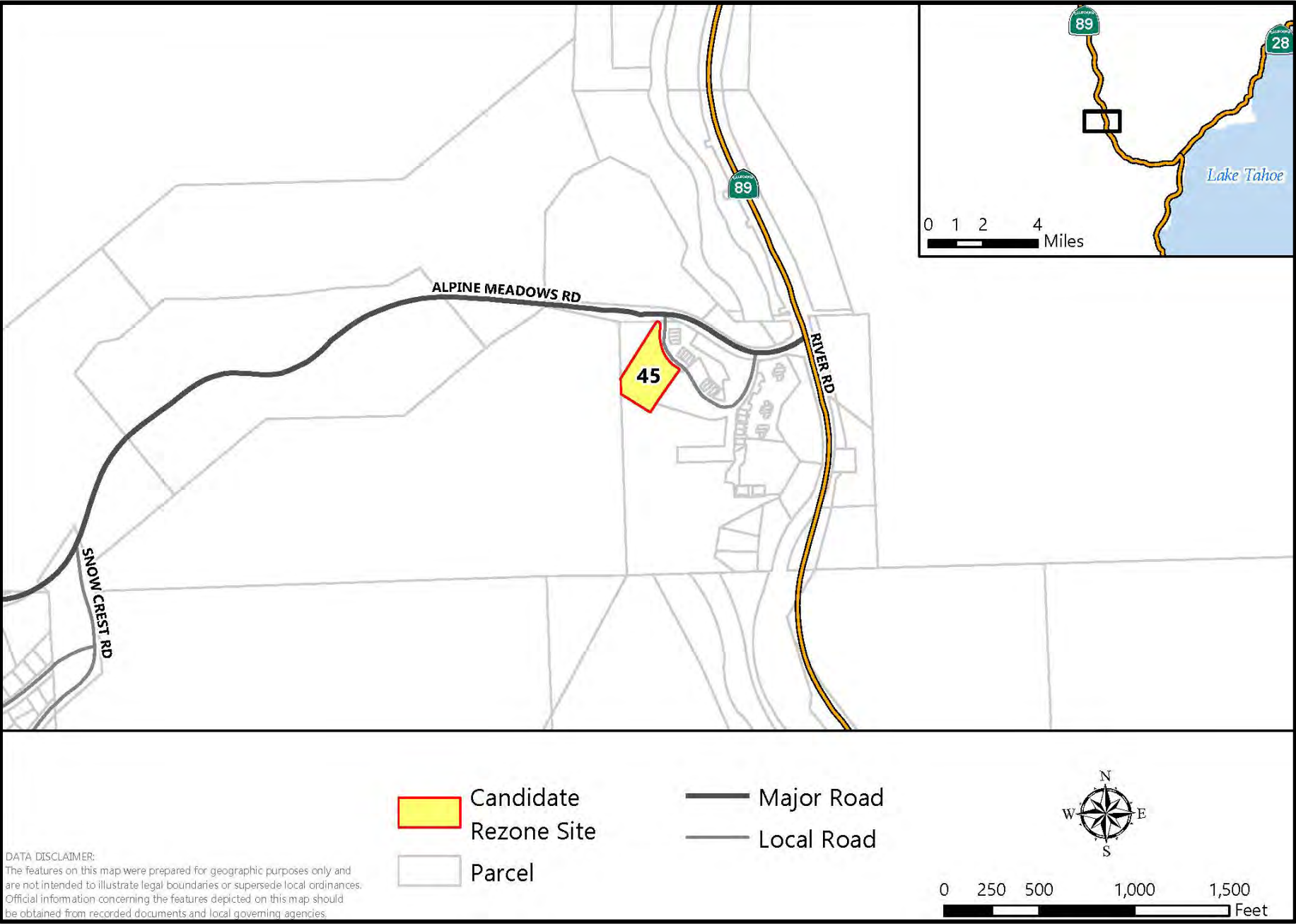
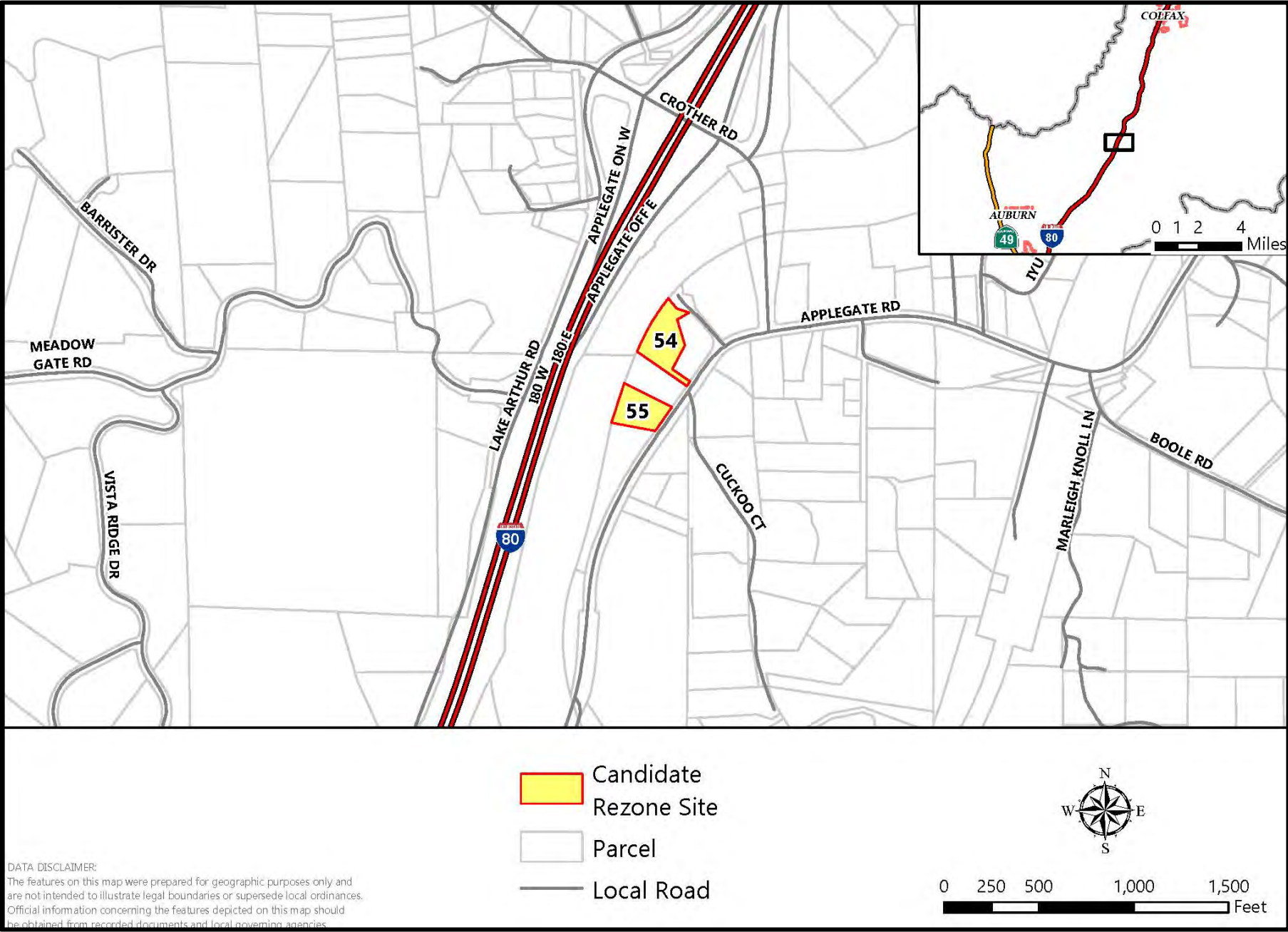


Figure 7  
District 5 Candidate Rezone Sites – Applegate





**Figure 8**  
**District 5 Candidate Rezone Sites – Auburn/Bowman**

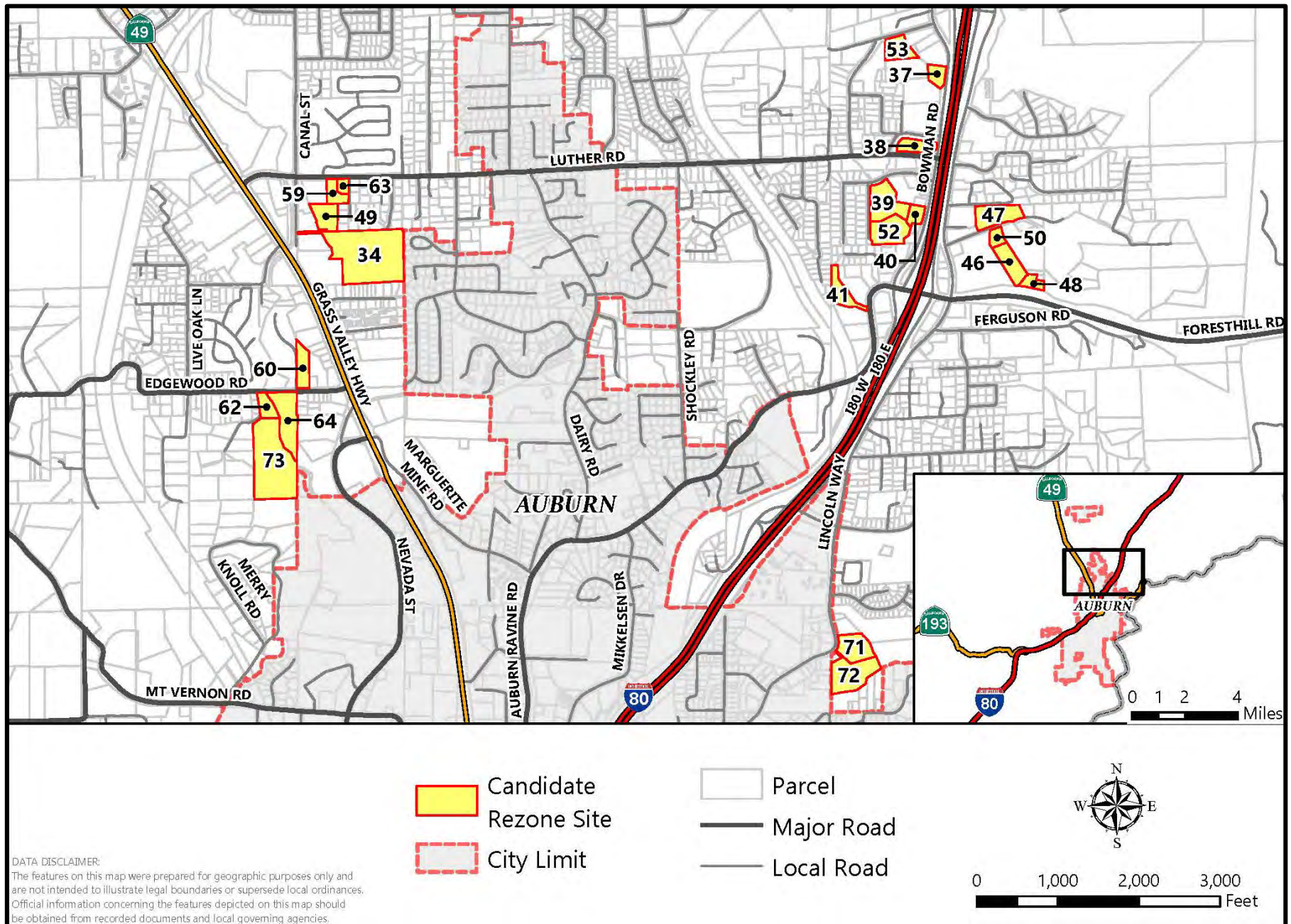
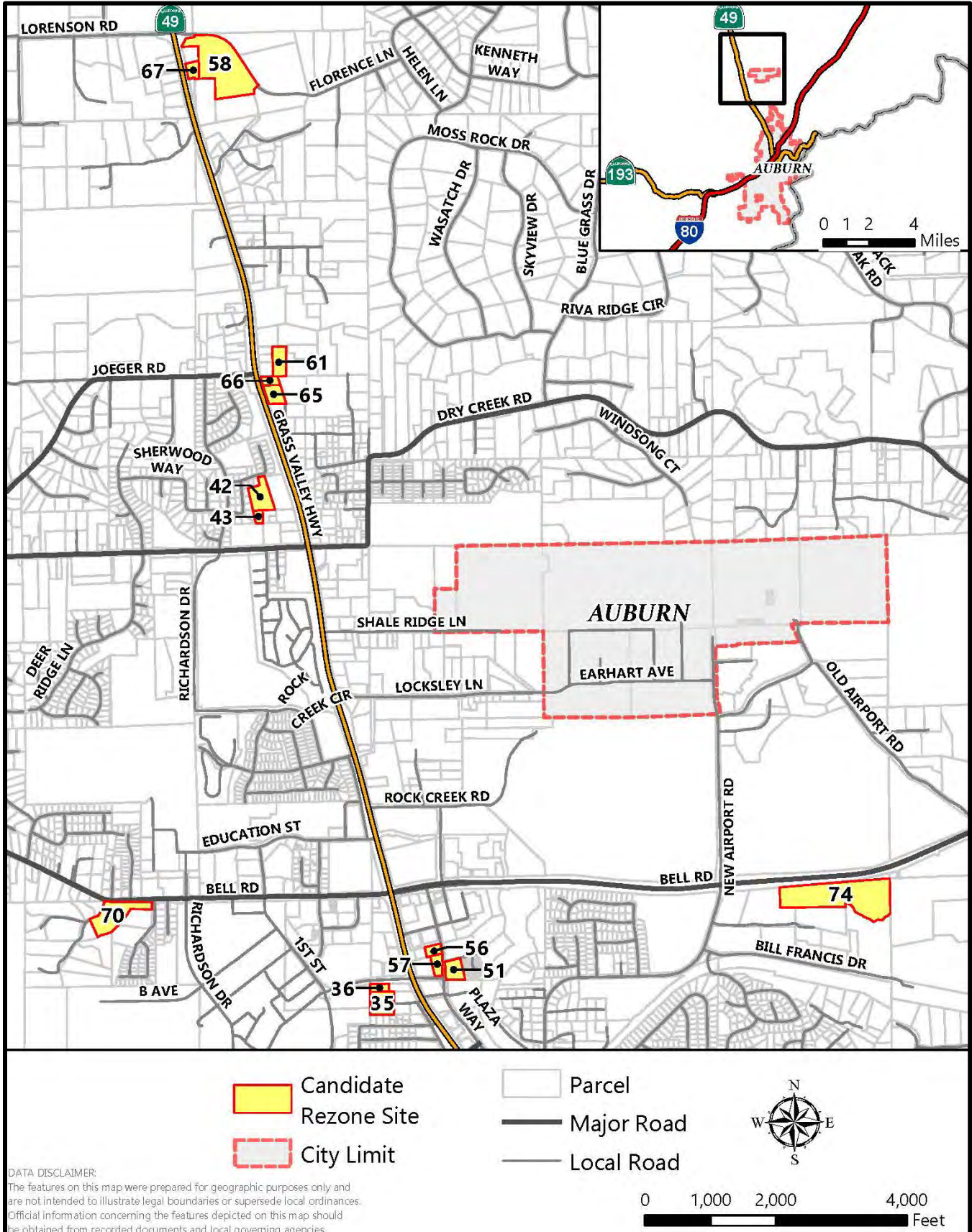
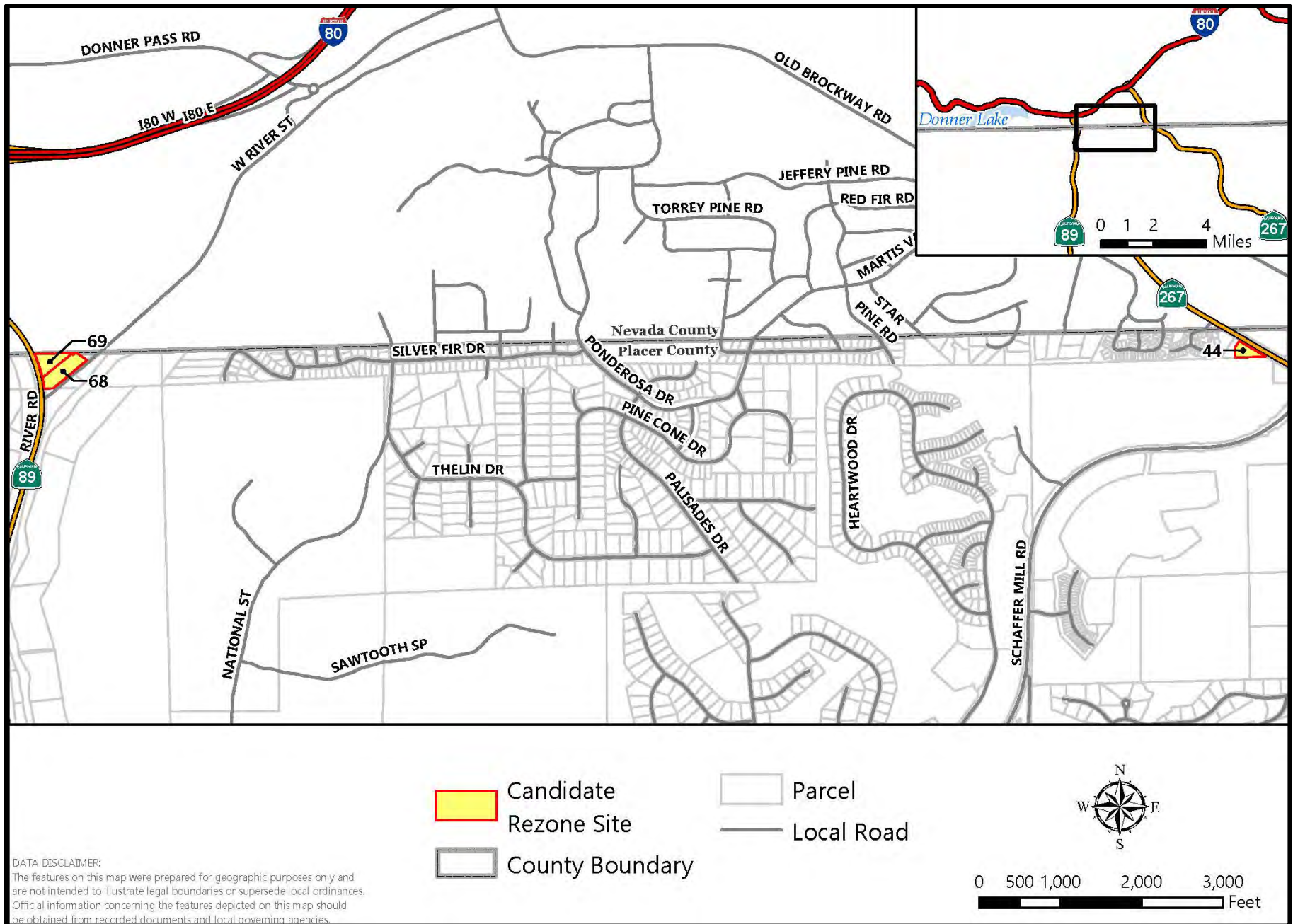




Figure 9  
District 5 Candidate Rezone Sites – North Auburn



**Figure 10**  
**District 5 Candidate Rezone Sites – Truckee**





**Table 2**  
**Proposed Rezone Sites**

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
1	474-130-001-000	2575 PFE Road	4.3	1	Residence
2	474-130-002-000	Antelope Road	3.7	1	Undeveloped
3	473-010-012-000	8230 Brady Lane	4.4	1	Undeveloped
4	473-010-013-000	8230 Brady Lane	10.3	1	Undeveloped
5	473-010-014-000	8230 Brady Lane	4.5	1	Residence
6	473-010-020-000	8230 Brady Lane	2.7	1	Residence
7	473-020-015-000	Vineyard Road	2.7	1	Undeveloped
8	473-010-001-000	8101 East Drive	6.9	1	Agriculture
9	023-240-077-000	8830 Cook Riolo Road	2.2	1	Residential Accessory Structure
10	023-240-038-000	8830 Cook Riolo Road	2.4	1	Single-Family Residential
11	019-191-020-000	5780 13th Street	0.8	2	Undeveloped
12	019-211-013-000	4881 Riosa Road	1.1	2	Undeveloped
13	043-060-032-000	3066 Penryn Road	2.6	3	Undeveloped
14	032-191-020-000	2221 Taylor Road	0.5	3	Undeveloped
15	032-220-010-000	2084 Sisley Road	0.4 <sup>1</sup>	3	Undeveloped
16	032-220-051-000	7365 English Colony Way	4.8	3	Undeveloped
17	043-060-045-000	3130 Penryn Road	4.7	3	Undeveloped
18	043-060-048-000	Hope Way	6.1	3	Undeveloped
19	047-150-012-000	7100 Douglas Boulevard	1.6	4	Undeveloped
20	047-150-042-000	7190 Douglas Boulevard	1.4	4	Undeveloped
21	043-072-018-000	Penryn Road	1.2	4	Undeveloped
22	043-072-019-000	Penryn Road	1.0	4	Undeveloped
23	046-090-042-000	Cavitt Stallman Road	3.2	4	Undeveloped
24	048-132-071-000	Eureka & Auburn-Folsom	1.8	4	Residence
25	048-132-073-000	8950 Auburn Folsom Road	1.7	4	Multifamily Residential
26	047-150-053-000	8989 Auburn Folsom Road	17.4	4	Undeveloped
27	047-150-015-000	7130-7160 Douglas Boulevard	0.9	4	Commercial
28	047-150-016-000	7130-7160 Douglas Boulevard	0.8	4	Commercial
29	468-060-019-000	3865 Old Auburn Road	4.8	4	Single-Family Residential
30	048-084-033-000	5890 Granite Lake Drive	2.7	4	Undeveloped
31	048-630-023-000	5890 Granite Lake Drive	4.0	4	Undeveloped
32	043-072-037-000	Penryn Road	7.0	4	Undeveloped
33	043-072-040-000	Penryn Road	8.0	4	Undeveloped
34	038-104-095-000	Canal Street	12.8	5	Undeveloped
35	052-071-001-000	Masters Court	2.9	5	Storage
36	052-071-039-000	Willow Creek Drive	0.8	5	Undeveloped
37	053-103-026-000	Bowman Road	1.1	5	Mostly Undeveloped & Parking Lot
38	053-104-004-000 & 053-104-005-000	Channel Hill	2.3	5	Undeveloped
39	054-143-016-000	Dolores Drive	3.9	5	Undeveloped
40	054-143-018-000	13445 Bowman Road	1.0	5	Mostly Undeveloped & Parking Lot
41	054-181-029-000	395 Silver Bend Way	2.0	5	Vacant
42	076-420-063-000	Graeagle Lane	3.1	5	Mostly Undeveloped & Parking Lot
43	076-420-064-000	Bowman Road	0.6	5	Undeveloped
44	080-270-067-000	Highway 267	1.0	5	Undeveloped
45	095-050-042-000	235 Alpine Meadows Road	1.6	5	Recreation
46	054-171-034-000	Silver Bend Way	2.3	5	Parking Lot
47	054-171-027-000	355 Silver Bend Way	3.0	5	Residence
48	054-171-049-000	Silver Bend Way	0.8	5	Undeveloped
49	038-104-094-000	12150 Luther Road	2.2	5	Undeveloped
50	054-171-033-000	180 Silver Bend Way	0.8	5	Undeveloped
51	052-043-009-000	Plaza Way	1.8	5	Undeveloped
52	054-143-019-000	13431 Bowman Road	3.2	5	Lodging

**Table 2**  
**Proposed Rezone Sites**

<b>Property Map Number</b>	<b>APN</b>	<b>Location</b>	<b>Acreage (Gross)</b>	<b>Supervisory District</b>	<b>Existing Conditions</b>
53	053-103-054-000	Mill Pond Rd	1.9	5	Undeveloped
54	073-170-053-000	17905 Applegate Rd	1.3	5	Undeveloped
55	073-170-055-000	Applegate Rd	1.0	5	Undeveloped
56	052-042-015-000	Plaza Way	0.9	5	Undeveloped
57	052-042-016-000	Plaza Way	1.2	5	Undeveloped
58	076-112-094-000	4960 Grass Valley Hwy	13.0	5	Undeveloped
59	038-104-085-000	1451 Lowe Ln	1.3	5	Apartments
60	038-113-031-000	1185 Edgewood Rd	1.9	5	Undeveloped
61	076-092-008-000	No Address On File	2.2	5	Undeveloped
62	038-121-067-000	Edgewood Rd/Blitz Lane	1.3	5	Undeveloped
63	038-104-082-000	1475 Lowe Ln	0.6	5	Single-Family Residential
64	038-121-030-000	11764 Edgewood Rd	4.2	5	Single-Family Residential
65	076-070-002-000	4362 Grass Valley Hwy	1.8	5	Single-Family Residential
66	076-070-068-000	4390 Grass Valley Hwy	0.8	5	Multi-Family Residential
67	076-112-084-000	4950 Grass Valley Hwy	1.1	5	Single-Family Residential
68	080-020-013-000	10715 Hwy 89	2.3	5	Mobile Homes
69	080-020-014-000	10715 River Rd	1.6	5	Mobile Homes
70	051-120-068-000	3120 Deseret Drive	8.6	5	House of Worship
71	054-290-064-000	Lincoln Way Property 1	2.9	5	Undeveloped
72	054-290-065-000	Lincoln Way Property 2	4.5	5	Undeveloped
73	038-121-068-000	920 Blitz Lane	10.1	5	Single-Family Residential
74	052-171-005-000	Bell Road	15.8	5	Undeveloped
<b>Total acres</b>			<b>250.1</b>	<b>-</b>	<b>-</b>
<sup>1</sup> This site is adjacent to the 4.8-acre site identified by APN 032-220-051-000. If both sites are rezoned, a 5.3-acre area would be available for development.					

The County intends to use the streamlining/tying provisions of CEQA to the maximum feasible extent, so that future environmental review of specific projects can rely when appropriate on this EIR without the need for repetition and redundancy, as provided in CEQA Guidelines Section 15152 (Tiering) and elsewhere. Specifically, pursuant to CEQA Guidelines Section 15183, streamlined environmental review is allowed for projects that are consistent with the development density established by zoning, community plan, specific plan, or general plan policies for which an EIR was certified, unless such a project would have environmental impacts peculiar or unique to the project or project site. Likewise, Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 also provide for streamlining certain qualified, infill projects.

In addition, CEQA Guidelines Section 15162-15164 allow for preparation of a Subsequent (Mitigated) Negative Declaration, Supplemental or Subsequent EIR, and/or Addendum, respectively, to a certified EIR when certain conditions are satisfied.

In addition to the above County approvals, the proposed project could require the following approvals/permits from other responsible and trustee agencies:

- **California Department of Housing and Community Development (HCD)** will review the proposed zone district language prior to adoption.

## **B. ENVIRONMENTAL SETTING:**

See attached Site Inventory Forms (Appendix A).

## **C. NATIVE AMERICAN TRIBES:**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?



Pursuant to Assembly Bill (AB) 52, invitations to consult were sent to tribes who requested notification of proposed projects within this geographic area. Requests for consultation have not been received to date.

**NOTE:** Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File pursuant to PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

#### **D. PREVIOUS ENVIRONMENTAL DOCUMENT:**

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and associated Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the base for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan Certified EIR, and program-level analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that if a later activity would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration. This written checklist is used to determine whether the environmental effects of the proposed rezoning (i.e., later activity) and reasonably foreseeable residential development were covered in the earlier Program EIR. While this Initial Study evaluates the reasonably foreseeable effects of rezoning up to 74 sites to RM30, there are no site-specific development proposals at this time. Thus, this Initial Study will programmatically evaluate the potential environmental effects associated with developing up to 7,503 more units within unincorporated Placer County, but no site-specific analysis will be included.

The following document serves as the Program-level EIR from which incorporation by reference will occur, pursuant to CEQA Guidelines Section 15150:

➔ Placer County General Plan EIR.

In addition, reference to the following community plans will be given where appropriate.

- Alpine Meadows General Plan
- Auburn/Bowman Community Plan
- Dry Creek/West Placer Community Plan
- Granite Bay Community Plan
- Horseshoe Bar/Penryn Community Plan
- Martis Valley Community Plan
- Sheridan Community Plan
- Weimar/Applegate/Clipper Gap General Plan

The aforementioned documents provide more specific direction for development and resource conservation within the relevant community plan areas of the County.

These documents are available at Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. The document will also be available in the Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

#### **E. EVALUATION OF ENVIRONMENTAL IMPACTS:**

The Initial Study checklist recommended by the State CEQA Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impact".
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
  - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
  - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- G)** References to information sources for potential impacts (i.e., General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

In addition, it is noted that CEQA Guidelines provide: "an evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible" (CEQA Guidelines, Section 15151). Also, "the degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR" (CEQA Guidelines, Section 15146). This section specifically notes that, "an EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance . . . should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow" (CEQA Guidelines, Section 15146[b]).

It should also be noted that the programmatic discussions and mitigation measures presented below apply to all 74 identified potential rezone sites, unless otherwise stated.

**I. AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)			X	
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	

4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)		X		
--	--	---	--	--

**Discussion Item I-1:**

Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. Federal and State agencies have not designated any such locations within Placer County for viewing and sightseeing. Similarly, Placer County, according to the Placer County General Plan, has determined that the Planning Area of the General Plan does not contain officially designated scenic highways, corridors, vistas, or viewing areas.

Given that established scenic vistas are not located on or adjacent to the potential rezone sites, the proposed project would not have a substantial adverse effect on a scenic vista, and **no impact** would occur. No mitigation measures are required.

**Discussion Item I-2:**

According to the California Scenic Highway Mapping System, officially designated State Scenic Highways are not located within Placer County. While State Route (SR) 28, SR 49, and SR 89 are Eligible State Scenic Highways, the roadways have not been officially designated. Therefore, development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, and a **less-than-significant** impact would occur. No mitigation measures are required.

**Discussion Item I-3:**

Placer County includes both urbanized and non-urbanized areas. Specifically, the western portion of the County is generally considered to consist primarily of urbanized areas associated with the incorporated cities of Roseville, Rocklin, Lincoln, and Auburn, and the unincorporated communities of the surrounding areas, while the eastern portion of the County is considered to consist primarily of non-urbanized areas, including small unincorporated communities and heavily forested areas. Given that the rezone sites are scattered throughout the County, the sites are located in both urbanized and non-urbanized areas. As such, the analysis below includes a discussion of whether the proposed project would substantially degrade the existing visual character or quality of public views, as well as a discussion of the potential for the proposed project to conflict with applicable zoning and other regulations governing scenic quality in the context of both urban and non-urban areas.

Distinguishing between public and private views is important when evaluating changes to visual character or quality, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public and include views of significant landscape features and along scenic roads. According to CEQA (PRC, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App<sup>4</sup> 720 [3 Cal. Rptr.2d 488], the court determined that "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188 [129 Cal.Rptr. 739]: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'" Therefore, it is appropriate to focus the aesthetic impact analysis on potential impacts to public views.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. Approximately 50 rezone sites are located within or proximate to existing urbanized areas of the County, such as the Roseville, Granite Bay, Penryn, and North Auburn areas, and the majority of the sites are located along major roadway corridors such as Interstate 80 (I-80), Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267. Thus, a limited number of sites occur in the less developed areas of the County, where the existing visual character or quality of the site can be characterized as an open setting with natural habitats, etc. In addition, relatively few sites are located in hillside areas that would

be visually prominent. Potential future development of residential structures up to 55 feet in height<sup>1</sup> on these limited properties could alter the visual character or quality of the site(s); however, future development of the rezone sites would be subject to County review and compliance with the applicable development standards for the RM30 zoning district included in Chapter 17 of the Placer County Code. As discussed therein, any residential multifamily development within the RM30 zone district is required to be developed at a minimum density of 20 units per acre and maximum density of 30 units per acre, and would be subject to the requirements established in the Multifamily and Mixed Use Design Manual (June 2021) for lot area, site width, setbacks, floor area ratio, height limit, and other applicable standards. The draft RM30 zoning district regulations are provided as Appendix B to this Initial Study.

The Design Manual includes development standards for multifamily development, including duplexes, triplexes, fourplexes, and townhouses; as well as mixed use development. Specifically, the Design Manual would require that all multifamily and mixed use development be designed such that rooflines, exterior materials, windows, railings, porches, and other design elements have the same exterior appearance as the design elements of the existing buildings in the area. In addition, the Design Manual includes design guidelines which are intended to complement and support the development standards by providing direction on architectural details and infrastructure, various building elements, and site planning considerations. The general design guidelines provide guidance on overall design, proportion, scale, and arrangement and architectural form and massing, which are intended to create attractive buildings, well-suited and compatible with surrounding buildings. More specific guidance is also included for building facades, including windows, materials and detailing, outdoor living space, landscaping and drainage, exterior lighting, fences and walls, and equipment and service areas. Future development of the rezone sites would be subject to all applicable design guidelines including, but not limited to, DG-12, which would require development on hillside lots to be designed to visually blend with the hillside setting by taking advantage of existing site features for screening such as tree clusters, depressions in topography, setback plateaus, and other natural features; DG-27, which requires development projects to choose materials appropriate to the design and the location of the project, and respect and complement the character of adjacent buildings on infill sites; and DG-37, which requires development projects to use landscaping and related site improvements to promote privacy, reduce off-site visual impacts, and manage stormwater, while maintaining significant scenic views enjoyed by existing neighbors.

Furthermore, future residential development would be required to comply with applicable guidelines and regulations related to visual quality, including the Placer County Design Guidelines, the specific design guidelines contained in the relevant Community Plan for each site, and Article 17.54 of the Placer County Code. Compliance with such standards would reduce potential impacts to the visual character of the project area due to future development of the rezone sites, and would ensure that the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, a **less-than-significant** impact would occur.

#### Discussion Item I-4:

As discussed previously, a total of 45 rezone sites are vacant and/or undeveloped, while the remaining 29 rezone sites are developed with various land uses (see Appendix A for further detail regarding the current land use of each site). Because 29 of the rezone sites are currently developed, existing sources of light and glare currently exist within those sites. Other existing sources of light that occur within the vicinity of the rezone sites include exterior lighting from the surrounding existing development, as well as headlights associated with vehicles travelling along roadways. Nonetheless, the proposed project would ultimately result in more intensive uses than what currently exists, or what is anticipated to be developed on the sites.

Future development of the rezone sites with multifamily residential uses and associated improvements would introduce additional sources of light and/or glare to the sites. Specifically, new sources of night lighting would occur in the form of exterior light sources such as porch and patio lights, architectural accent lighting, motion-activated security lighting, driveway lighting, landscape lighting, and interior lighting visible through windows. In addition, accent lighting could potentially be included along site frontages and at the future site entrances.

Pursuant to Section 17.54.070(A)(2)(i) of the Placer County Code, all future development of the rezone sites would be subject to compliance with the applicable sections of the Placer County Design Guidelines related to light pollution, including, but not limited to, shielding of fixtures such that direct rays do not pass property lines. In addition, the Multifamily and Mixed Use Design Manual includes design guidelines for exterior lighting, such as DG-48, which requires that exterior light fixtures be mounted at the lowest appropriate height to reduce impacts on neighbors and to preserve natural settings and night sky views.

<sup>1</sup> 45 feet if adjacent to a single-family neighborhood. The Design Manual also includes a provision to allow an additional 10 feet in height if the roof is pitched and the portion of the roof over 25 feet in height is at least 25 feet away from the building site property lines.



However, because the proposed project does not include any site-specific development plans, designs, or proposals, the types of lighting and the specific locations have not yet been determined. Therefore, the proposed project could increase the amount of light and glare generated on the rezone sites, which could be visible from the surrounding development and roadways in the sites' vicinity. As such, the proposed project could be considered to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

*I-1 Prior to approval of any permits authorizing construction on a rezone site, the project applicant shall submit a lighting plan for the project to Placer County for review and approval, demonstrating that proposed lighting is Dark-Sky compliant as specified by the International Dark-Sky Association. The lighting plan shall include, but not necessarily be limited to, the following provisions:*

- *Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;*
- *Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists;*
- *For public lighting, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash; and*
- *Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage to prevent light and glare from adversely affecting motorists on nearby roadways.*

## **II. AGRICULTURAL & FOREST RESOURCES – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)			<b>X</b>	
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)			<b>X</b>	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (PLN)			<b>X</b>	
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)			<b>X</b>	
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)			<b>X</b>	
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)			<b>X</b>	

#### **Discussion Item II-1, 5:**

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 sites with high-density residential uses. Therefore, the following discussion includes an analysis of potential

impacts related to the conversion of Farmland to non-agricultural uses associated with potential future development of the 74 identified rezone sites.

The majority of the 74 rezone sites have been mapped by the Farmland Mapping and Monitoring Program,<sup>2</sup> as Grazing Land, Urban and Built-Up Land, and Other Land. It should be noted that Sites #44, #45, #68, and #69 are located in areas that have not been mapped for agricultural resources by the Farmland Mapping and Monitoring Program. However, the sites are currently designated for residential and commercial uses, and are not currently in use as agricultural land. In addition, agricultural uses are not located in the vicinity of the sites. Therefore, the sites are not considered Farmland.

The Farmland Mapping and Monitoring Program has designated one 3.2-acre site within the Granite Bay Community Plan area (Site #23), and one 2.7-acre site within the Dry Creek/West Placer Community Plan area (Site #7) as Farmland of Local Importance. However, both sites are currently undeveloped and are not being used for agricultural activities. In addition, while Farmland of Local Importance is defined as land of importance to the local agricultural economy, as determined by each county's Board of Supervisors and a local advisory committee, according to PRC Section 21060.1, "agricultural land" is defined as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, Farmland of Local Importance does not constitute Farmland under CEQA, and future residential development of Site #23 and Site #7 would not result in the conversion of Farmland to a non-agricultural use.

Based on the above, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item II-2, 6:

Currently, 17 of the 74 identified potential rezone sites are zoned to allow agricultural uses. Specifically, Site #23 is zoned Farm with a minimum building site size of 20 acres (F-B-X 20 Ac. Min.), Site #7 is zoned Farm/ Development Reserve, 4.6-acre minimum (F-DR-4.6 Ac. Min.), Sites #32 and #33 are zoned Residential Agriculture with a minimum building site size of 4.6 acres (RA-B-X 4.6 Ac. Min.), Sites #3 through #6, #8, #24, and #25, are zoned Residential-Single Family/Agriculture with a minimum building site size of 20 acres (RS-AG-B-20), Sites #9, #10, #29, #64, and #73 are zoned Residential-Single Family/Agriculture with a minimum building site size of 40 acres (RS-AG-B-40), and Site #70 is zoned Residential-Single Family/Agriculture with a minimum building site size of 43 acres (RS-AG-B-43). The remaining 57 rezone sites are not zoned for agricultural use. In addition, according to the Placer County Williamson Act Contract Parcel Map, none of the potential rezone sites are currently under a Williamson Act Contract.

The proposed project would include a Zoning Text Amendment to create a new zoning district (RM30) to accommodate high-density residential uses, as well as an amendment to Chapter 17 of the County Code. The Placer County General Plan would also be amended to enable the increased densities that would be allowed as a result of the proposed rezone. While the zoning designations on 17 of the proposed rezone sites allow for agricultural uses, only one site (Site #8), which is zoned RS-AG-B-20, is currently used for agricultural production, as the site is currently planted with row crops. However, the General Plan and Dry Creek/West Placer Community Plan designate Site #8 as Low Density Residential (one to two dwelling units per acre). Therefore, the County has previously anticipated development of the site with non-agricultural uses. It should also be noted that use of Site #8 for other forms of commercial agriculture is limited by the on-site soil types, as indicated by the lack of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance.

Regarding the 16 other rezone sites that are zoned to allow agricultural uses, 14 of these sites are zoned RA- or RS- with AG- combining districts. Thus, these 14 sites anticipate residential development, albeit at a much lower density. With regard to the site zoned F-DR-4.6 Ac. Min. (Site #7), according to Section 17.52.080, the -DR combining district provides for "the future development of limited residential, commercial or industrial uses in areas that are identified by the general or community plan for such uses, but which may not be prepared at the time the district is adopted to accommodate the planned levels of full development until additional infrastructure or resources have been provided." In addition, the site zoned F-B-X 20 Ac. Min. (Site #23) is currently designated Rural Estate (4.6 to 20 Ac. Min.) by the Granite Bay Community Plan, and, therefore, has also been previously anticipated for residential development.

Currently, agricultural uses are not located in the direct vicinity of the 74 potential rezone sites. However, several sites are surrounded by undeveloped land, which, due to current land use and zoning designations, could be used

<sup>2</sup> Farmland Mapping and Monitoring Program. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 2023.

for agricultural purposes in the future. Placer County has adopted a Right-to-Farm Ordinance (Section 5.24.040 of the Placer County Code) to minimize loss of the County's commercial agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. In addition, the Placer County General Plan includes policies to limit potential conflicts with agricultural uses. Policy 1.H.5 requires development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. Policy 7.B.1 states that the County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.

Table 1-4 in the Land Use/Circulation Diagrams and Standards section of the Placer County General Plan establishes minimum separation distances between areas designated Agriculture or Timberland and proposed residential uses. Specific buffer distances are provided for the following agricultural/timber uses: field crops, irrigated orchards, irrigated vegetables or rice, rangeland/pasture, timberland, and vineyard.

In the event that the undeveloped land surrounding several of the rezone sites is used for agricultural production in the future, all future residential development projects that may indirectly result from the proposed project would be required to provide an adequate buffer to limit potential nuisances. The County would also require a standard condition of project approval to require notification to future residents of the County's Right-to-Farm Ordinance. Therefore, the proposed project would not conflict with the County's Right-to-Farm Ordinance provisions or County's agricultural buffer requirements.

Based on the above, the proposed project would not conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy; or conflict with General Plan or other policies regarding land use buffers for agricultural operations. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item II-3, 4:

Per PRC Section 12220(g), "forest land" is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Per PRC Section 4526, "Timberland" means land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the State Board of Forestry and Fire Protection on a district basis.

Based on the Site Analysis Forms prepared for the proposed project (see Appendix A), a total of 12 potential rezone sites include various types of woodland habitat (e.g., oak woodland, riparian woodland). The native oak trees within such habitats could provide over 10 percent cover and, thus, could be considered forest land, as defined by PRC Section 12220(g). However, the 12 sites that contain woodland habitat are located within the boundaries of the Placer County Conservation Program (PCCP), which was adopted on September 1, 2020, and would be subject to all requirements included therein. The PCCP identifies woodland habitat as a key natural community that defines the major biological values of the PCCP. Pursuant to the PCCP, impacts to woodland habitat is subject to payment of PCCP Development Fees – Land Conversion, which would fully address potential forest land/woodland impacts through off-site purchase of woodland preserves. Further discussion of PCCP fee requirements will be provided in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.

Based on the above, because the 12 sites that contain woodland habitat are located within the boundaries of the PCCP, and thereby would be subject to all requirements included therein, such as payment of fees to offset woodland habitat impacts, the proposed project would not conflict with existing zoning for forest land or timberland and would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required. See also Section IV, Biological Resources, Question 5.

### III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
---------------------	--------------------------------	--	------------------------------	-----------



1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)	X			
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)	X			
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)	X			
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (AQ)			X	

**Discussion Items III-1, 2:**

Of the 74 rezone sites, six sites (Sites #44, #45, #54, #55, #68, and #69), are located within the Mountain Counties Air Basin (MCAB), and the remaining 68 sites are located within the boundaries of the Sacramento Valley Air Basin (SVAB). All 74 sites are under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), nitrogen oxides (NO<sub>x</sub>), and lead. At the federal level, the MCAB area is designated as nonattainment for the 8-hour ozone AAQS, and the SVAB area is designated as nonattainment for the 8-hour ozone and the 24-hour particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) AAQS. Both the MCAB and the SVAB are designated as attainment or unclassified for all other federal criteria pollutant AAQS. At the State level, both the MCAB and the SVAB are designated as nonattainment for the 1-hour ozone, 8-hour ozone, particulate matter 10 microns in diameter (PM<sub>10</sub>) AAQS, and attainment or unclassified for all other State AAQS.

As previously discussed, the proposed project is anticipated to result in reasonably foreseeable residential development on the rezone sites. Residential construction would involve various types of equipment and vehicles temporarily operating on the various rezone sites. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Construction activities also represent sources of fugitive dust, which include PM emissions. As construction of future development on the project sites would generate air pollutant emissions intermittently within the sites, and the vicinity of the sites, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

Furthermore, future development of up to 7,503 new residential units would result in a substantial increase in vehicle trips associated with traffic to and from the rezone sites. Operation of such future residences would result in emissions associated with area sources such as propane combustion from heating mechanisms and landscape maintenance equipment exhaust. The additional traffic and operations associated with future residential development on the rezone sites could result in increases in criteria pollutant emissions in the project vicinity above thresholds established by the PCAPCD. Therefore, the proposed project could conflict with or obstruct implementation of the applicable air quality plan.

Construction and operational emissions associated with future residential development that may indirectly result from the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Based on the above, the proposed project could result in a **potentially significant** impact.

*Further analysis of these potential impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item III-3:**

The major pollutants of concern are localized CO emissions and toxic air contaminant (TAC) emissions. Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the rezone sites, by allowing future residential development at a higher density than what is currently allowed within the County. Thus, the project

could potentially increase local CO concentrations. Further analysis is required to determine whether the proposed project would result in a significant increase in localized concentrations of CO within the County. In addition to CO, construction equipment exhaust associated with future residential development on the rezone sites would result in TAC emissions.

Another concern related to air quality is naturally occurring asbestos (NOA). Because asbestos is a known carcinogen, NOA is considered a TAC. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock; construction activities in ultramafic rock deposits; or rock quarrying activities where ultramafic rock is present. NOA is typically associated with fault zones, and areas containing serpentinite or contacts between serpentinite and other types of rocks. According to the Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California prepared by the Department of Conservation, several areas within the County are categorized as having moderate to high potential to contain NOA, due to the presence of faults and serpentinite outcroppings within the County.<sup>3</sup> Accordingly, 23 of the 74 rezone sites have been identified within areas with moderate to high potential to contain NOA. Potential future construction of residential units within the rezone sites would result in ground disturbance, which could release NOA into the air, thereby potentially exposing construction workers to such contaminants, if ground disturbing activities occur on a site that contains NOA.

Based on the above, the proposed project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be **potentially significant**.

*Further analysis of this potential impact will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Item III-4:**

Emissions of pollutants have the potential to adversely affect sensitive receptors within the County. Pollutants of principal concern include emissions leading to odors, visible emissions (including dust), or emissions considered to constitute air pollutants. Air pollutants are discussed under Items III-1, 2, and 3 above. Therefore, the following discussion focuses on emissions of odors and visible emissions.

Examples of common land use types that typically generate significant odor impacts include, but are not limited to, wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. Such uses would not be allowed within the proposed RM30 zoning district.

Diesel fumes from construction equipment are often found to be objectionable; however, future construction activities would be temporary and operation of equipment is regulated by federal, State, and local standards, including PCAPCD rules and regulations. In addition, given the scattered nature of the 74 rezone sites, future residential development on the rezone sites would involve construction activity in different areas of the County. Construction activities would be market-driven and in the majority of cases would not occur simultaneously on the sites. Therefore, construction equipment would operate at varying distances from existing sensitive receptors, and potential odors from such equipment would not expose any single receptor to odors for a substantial period of time. Furthermore, construction activity would be restricted to certain hours of the day pursuant to the Placer County Code, Section 9.36.030(A)(7), which would limit the times of day during which construction-related odors would potentially be emitted. Development of all future residential units would be required to comply with all applicable PCAPCD rules and regulations, which would help to control construction-related odorous emissions. Due to the temporary duration of construction and the regulated nature of construction equipment, project-related construction activity would not be anticipated to result in the creation of substantial odors.

As defined in PCAPCD Rule 202, visible emissions may be smoke, dust, or any other substance that obscures an observer's view based on standardized scales of opacity. Visible emissions may result from the use of internal combustion engines, such as exhaust from diesel-fueled equipment, the burning of vegetation, or the upset and release of soil as dust. PCAPCD Rule 202 specifically prohibits any person from discharging visible emissions of any air contaminant for a period or periods aggregating to more than three minutes in any one-hour time. Operation of the proposed residential uses allowed within the RM30 zoning district would not be anticipated to result in any visible emissions that would have the potential of violating Rule 202. Additionally, construction equipment would be required to meet the visible emissions standards of Rule 202, and, considering the regulated nature of construction equipment,

<sup>3</sup> California Department of Conservation, California Geological Survey. *Special Report 190: Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California*. Published 2006.

as well as the temporary use of such equipment, would not be anticipated to result in substantial visible emissions. Considering the above, implementation of the proposed project would not be anticipated to result in substantial visible emissions during construction or operations of future residential development on the rezone sites.

Based on the above, the proposed project would result in a **less-than-significant** impact related to other emissions (such as those leading to odors) adversely affecting a substantial number of people. No mitigation measures are required.

#### IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)	X			
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)	X			
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)	X			
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)	X			
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)	X			
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)	X			
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)	X			
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)	X			

#### Discussion Items IV-1, 7:

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern and Fully Protected Species, which are species that face extirpation in California if current population and habitat trends continue, are considered special-status species. Although CDFW Species of Special Concern and Fully Protected Species generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-



status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918; and birds of prey are protected in California under provisions of the California Fish and Game Code (CFGF) Section 3503.5 (1992), which states, “it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Destroying active nests, eggs, and young is also illegal under the MBTA. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Given that 45 of the 74 rezone sites are undeveloped (see Appendix A), special-status plant and wildlife species may have the potential to occur within such sites if they contain suitable habitats. Suitable habitats include but are not necessarily limited to oak woodlands, native grassland, and aquatic features such as wetlands and vernal pools. Individual existing trees within the project area could also provide suitable habitat for nesting and migratory birds protected by the MBTA and CFGF. As previously discussed, the proposed project is anticipated to result in reasonably foreseeable residential development on the rezone sites. Ground-disturbing activities and/or tree removal associated with future residential development, as well as brush clearing, could result in adverse effects to special-status species or other nesting and migratory birds if such species are present within or near the disturbance area. Therefore, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or U.S. Fish & Wildlife Service (USFWS). In addition, the potential exists for the proposed project to conflict with applicable standards within the Placer County Conservation Program (PCCP), if the proposed project would result in impacts to special-status species that are also covered under the PCCP (see Discussion Item IV-6, below, for further discussion regarding the PCCP). Accordingly, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Items IV-2, 3:**

The potential exists for aquatic resources subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) and/or the Regional Water Quality Control Board (RWQCB) to be located within the undeveloped rezone sites or project vicinity. Such features could be disturbed by future residential development on the rezone sites. Therefore, the proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations, or regulated by the CDFW, USFWS, USACE, or RWQCB, and could have a substantial adverse effect on federal or State protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by State statute, through direct removal, filling, hydrological interruption, or other means. A **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Item IV-4:**

A wildlife corridor is a linear landscape element which serves as a linkage between historically connected habitat or natural areas that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance, and is meant to facilitate wildlife movement between the natural areas. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations. Three types of wildlife movements occur within corridors, including dispersal (i.e., one way movement away from a home site), migration (i.e., round trip movements), and home range movements (i.e., movements within an area with a defined probability of occurrence of an animal during a specified time period). For large herbivores and medium to large carnivores, corridors enable individuals to pass directly between two areas in discrete events of brief duration, facilitating juvenile dispersal, seasonal migration, and home range connectivity.

As discussed above, 45 of the rezone sites are undeveloped and could be considered part of a wildlife migration corridor. In addition, potential habitat within the vicinity of the rezone sites could be used as wildlife migration corridors. Therefore, further analysis is required to ensure that future residential development on the rezone sites would not interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Items IV-5, 8:**

A total of 23 rezone sites would require PCCP review. The remaining 51 rezone sites are either outside of the PCCP boundaries, have prior entitlements, or are identified by the PCCP as being urban, suburban, or currently disturbed. Potential project impacts to native trees and oak woodlands within the PCCP plan area are mitigated through payment of land cover conversion fees (see additional discussion of the PCCP under Discussion Item IV-6 below). For trees that occur within Placer County outside of the PCCP plan area, the Placer County Tree Ordinance (Chapter 19.50 of the Placer County Code) (County Tree Ordinance) regulates the removal and preservation of individual, isolated native trees. In addition, where tree crown canopy coverage is 10 percent/acre or greater and the dominant tree species are native California oaks, the County regulates impacts to these areas as impact to oak woodland under the 2008 *Interim Guidelines for Evaluating Development Impacts on Oak Woodland* (Interim Guidelines). Furthermore, the Interim Guidelines provide protections for “significant trees” within the oak woodlands, which are defined as trees greater than 24 inches diameter at breast height (DBH) or clumps of trees greater than 72 inches in circumference measured at ground level.

Future residential development on the rezone sites could require the removal of oak woodlands and protected trees. As such, further analysis is required to evaluate project compliance with the aforementioned tree protection regulations. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item IV-6:**

On September 1, 2020, Placer County adopted the PCCP, which is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP includes the County Aquatic Resources Program (CARP) to issue permits related to the Federal Clean Water Act and the California Fish and Game Code. However, the PCCP only covers the western portion of the County. As discussed above, a total of 23 rezone sites would require PCCP review. The remaining 51 rezone sites are either outside of the PCCP boundaries, have prior entitlements, or are urban/suburban/existing disturbed.

If developed in the future, the 23 rezone sites would participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. and State and oak woodlands, and possibly other land cover types, as applicable.

As a permittee under the PCCP, Placer County is able to provide take authorization to private entities conducting activities covered by the PCCP and under their jurisdiction. Covered Activities are generally any actions undertaken in the Plan Area by or under the authority of the Permittees that may affect Covered Species or covered natural communities. The PCCP addresses 14 Covered Species and several Covered Natural Communities and includes conservation measures to protect all 14 Covered Species and their habitats, which are intended to ensure that adverse effects on Covered Species and natural communities are avoided and minimized.

Future developers would be required to obtain a signed Certificate of PCCP Authorization form from Placer County for potential impacts to terrestrial and aquatic habitats. During the local impact authorization process, impact fees will be calculated utilizing land cover data. Anticipated fees include Land Conversion fees and Aquatic/Wetland Special Habitat fees. The project will comply with the requirements of the PCCP, including adherence to the Avoidance and Minimization Measures, as well as payment of fees to support the overall PCCP Conservation Strategy.

Further analysis is required to evaluate project compliance with the avoidance and minimization measures included in the PCCP. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Biological Resources chapter of the Housing Element Sites Rezone Project EIR.*

**V. CULTURAL RESOURCES – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
---------------------	--------------------------------	--	------------------------------	-----------

1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)	X			
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)	X			
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)	X			
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)	X			

#### Discussion – All Items:

Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to structures that were constructed more than 50 years ago such as buildings, farmsteads, rail lines, and bridges, as well as trash scatters containing objects such as colored glass and ceramics.

Placer County has a rich cultural resource heritage that includes archeological and historical sites and resources. According to the Placer County General Plan EIR, as of November 1991, a total of 1,235 archeological sites were recorded in Placer County. Of the 634 records reviewed, 456 represented pre-contact archeological sites; 143 represented historical archeological sites; and 35 represented archeological sites with pre-contact and historical components. However, given the rich heritage of the area, many archeological and historical sites and resources remain undiscovered.

Indigenous people inhabited the Sacramento Valley and Sierra Nevada region for thousands of years prior to Euroamerican contact. The oldest known evidence of pre-contact human occupation in proximity to the project region has been found in Arcade Creek, north of Sacramento, which includes grinding tools and large, stemmed projectile points that have been dated to between 6,000 to 3,000 years B.C.E.

As discussed above, 45 of the identified rezone sites are undeveloped, while the remaining 29 sites are developed with various land uses (see Appendix A), some of which may contain structures older than 50 years. The proposed rezone sites do not include any site-specific development plans, designs, or proposals at this time. However, as previously discussed, the reasonably foreseeable consequence of approval of the proposed rezones is future residential development on the rezone sites.

Given the extent of documented Native American occupations within the project region, unknown archaeological resources, human remains, and/or sacred sites have the potential to be uncovered during ground-disturbing activities associated with future residential development on the rezone sites. In addition, the potential exists for current on-site buildings to meet the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) criteria. Therefore, if the on-site buildings are determined to meet the criteria to be considered historical resources, and demolition or substantial alteration of said structures would be required to accommodate future residential development, a substantial adverse change in the significance of a historical resource could occur.

Based on the above, the proposed project could cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to CEQA Guidelines, Section 15064.5, disturb human remains, including these interred outside of dedicated cemeteries, cause a physical change, which would affect unique ethnic cultural values, and restrict existing religious or sacred uses within the project area. Therefore, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Cultural Resources chapter of the Housing Element Sites Rezone Project EIR.*



**VI. ENERGY** – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)			X	

**Discussion Item VI-1:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Thus, this discussion programmatically considers the potential energy effects associated with construction and operation of future residential development on the rezone sites.

Construction Energy Use

Construction of any future residential development on the rezone sites would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid.

Typically, at construction sites, electricity from the existing grid is used to power portable and temporary lights or office trailers. Because grid electricity would be used primarily for steady sources such as lighting, not sudden, intermittent sources such as welding or other hand-held tools (which are typically battery operated), the increase in electricity usage at the site during construction would not be expected to cause any substantial peaks in demand. Construction of residential units, which would result in temporary increases in electricity demand, would not cause a permanent or substantial increase in demand that would exceed Pacific Gas & Electric's (PG&E's), Sacramento Municipal Utility District's (SMUD's), or Liberty Utilities' demand projections or exceed the ability of such utility providers' existing infrastructure to handle such an increase.<sup>4</sup> Therefore, project construction would not result in any significant impacts on local or regional electricity supplies, the need for additional capacity, or on peak or base period electricity demands. In addition, standards or regulations specific to construction-related electricity usage do not currently exist.

All construction equipment and operation thereof would be regulated pursuant to the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing a five-minute limit on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. Furthermore, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. Engine tiers are used to describe the emissions intensity and efficiency of an engine. Construction equipment with Tier 0 or Tier 1 engines are the least efficient, and Tier 4 is the most efficient. In November 2021, the CARB began developing standards for Tier 5 engines. As of 2015, vehicles with Tier 0 and Tier 1 engines are prohibited from being added to equipment fleets. Fleets with a total horsepower over 2,501, excluding non-profit training centers, may not add any Tier 2 engines and, starting January 1, 2023, all engines must be Tier 3 or higher.<sup>5</sup> The In-Use Off-Road Diesel Vehicle Regulation would, therefore, help to improve fuel efficiency for equipment used in construction of the future development associated with the proposed project.

<sup>4</sup> While the majority of the rezone sites would be provided electricity by PG&E, four rezone sites located within the Dry Creek/West Placer Community Plan (Sites #1, #2, #9, and #10) would be provided electricity by SMUD, and four rezone sites located within the Tahoe/Truckee area (Sites #44, #45, #68 and #69) would be provided electricity by Liberty Utilities.

<sup>5</sup> California Air Resources Board. *In-Use Off Road Diesel-Fueled Fleets Regulation Overview, Revised October 2016*. 2016.

The CARB enforces off-road equipment regulations through their reporting system, Diesel Off-road Online Reporting System (DOORS). Each construction fleet is required to update their DOORS account within 30 days of buying or selling a vehicle, and DOORS automatically calculates the fleet average index for each fleet. The fleet average index is an indicator of a fleet's overall emission rate and is based on each vehicle's engine horsepower and model year, and whether it is equipped with a Verified Diesel Emission Control Strategy (VDECS). If a fleet cannot, or does not want to, meet the fleet average target in a given year, the fleet may instead choose to comply with the Best Available Control Technology (BACT) requirements. A fleet may meet the BACT requirements each year by turning over or installing VDECS on a certain percentage of its total fleet horsepower. 'Turnover' means retiring a vehicle, designating a vehicle as permanent low-use (a vehicle used less than 200 hours per year), repowering a vehicle with a higher tier engine, or rebuilding the engine to a more stringent emission standard. By each compliance date (annually on January 1<sup>st</sup>), the fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the BACT requirements.<sup>6</sup> Future residential construction would be required to comply with such regulations, which would ensure that construction equipment meets all State efficiency requirements.

Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction. Over time, as technology progresses and more stringent emissions standards are put in place, construction equipment engines become increasingly efficient. Future construction would also be required to comply with all applicable PCAPCD rules and regulations, which are indirectly related to energy efficiency, and would help to further reduce energy use associated with future residential development on the project rezone sites.

Based on the above, the temporary increase in energy use occurring during future residential construction would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the future residential development would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

#### Building Energy Demand

Energy use associated with operation of any future residential units on the rezone sites would be typical of high-density residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC) systems, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, future residential units would result in transportation energy use associated with vehicle trips generated by residents and guests travelling to and from the sites.

Any future residential units on the rezone sites would be required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, including the California Building Standards Code (CBSC) and CARB standards, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Adherence to the most recent CAL Green Code and the Building Energy Efficiency Standards would ensure that any proposed development on-site would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. In addition, State regulations promote the generation of renewable energy and encourage energy efficiency through requirements placed on utility providers and strict development standards. For instance, the Renewables Portfolio Standard (RPS) requires utilities, including PG&E, SMUD, and Liberty Utilities, to procure an increasing proportion of electricity from renewable sources. Ultimately the RPS requirements mandate that all electricity produced within the State be renewably sourced by the year 2045.

Although the future residential development on the rezone sites would increase electricity demand in the project area, the increased demand is not anticipated to conflict with PG&E's, SMUD's, or Liberty Utilities' ability to meet the RPS requirements, or exceed such utility providers' capacity such that energy demands would not be met. In addition, increased energy use does not necessarily mean that a project would have an impact related to energy resources. Based on Appendix F of the CEQA Guidelines, a proposed project would result in an impact related to energy resources if a project would result in the inefficient use or waste of energy. As stated above, all future residential development would be required to comply with the efficiency standards set forth in the CBSC, and, therefore, the proposed project would not conflict or obstruct with any State or local plans related to renewable energy. Furthermore, regulations pertaining to energy usage, including, but not limited to, Building Energy Efficiency Standards and State

<sup>6</sup> California Air Resources Board. *Frequently Asked Questions, Regulation for In-Use Off-Road Diesel-Fueled Fleets (Off-Road Regulation)*. August 2014.

and federal vehicle standards, are continuously becoming more stringent. Therefore, future residential development would be assumed to use energy more efficiently as energy standards are updated.

With regard to landscaping and maintenance equipment, AB 1346 would require that all small off-road engines are all-electric by the time that any future development on-site is operational. Given that electricity from PG&E, SMUD, and Liberty Utilities is partially generated from renewable sources, the use of electric maintenance equipment would be considered more energy efficient than diesel- or gas-powered maintenance equipment.

#### Transportation Energy Demand

California leads the nation in registered alternatively-fueled and hybrid vehicles. In fact, under Senate Bill (SB) 500, the State has required that, starting in the year 2030, all cars sold shall be zero-emission/electric vehicles. In addition, State-specific regulations encourage fuel efficiency and reduction of dependence on oil. Improvements in vehicle efficiency and fuel economy standards help to reduce consumption of gasoline and reduce the State's dependence on petroleum products. The 2022 CBSC also requires new developments to include the necessary electrical infrastructure for electric vehicle (EV) charging stations. In addition, the County's Multifamily and Mixed Use Design Manual includes EV charging standards, which require that, in parking facilities containing 20 or more spaces, at least five percent of parking spaces include EV charging stations.

Any future residential development on the rezone sites would be required to comply with all applicable regulations associated with vehicle efficiency and fuel economy.

#### Conclusion

Based on the above, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered **less than significant**. No mitigation measures are required.

#### **Discussion Item VI-2:**

As stated previously, the proposed project would be required to comply with all applicable State regulations related to renewable energy and energy efficiency, including, but not limited to, Title 24 and Title 20 of the CBSC, SB 1 related to solar energy systems, AB 1470 related to solar water heating, and AB 1109 related to lighting efficiency.

Additionally, in 2020, the County Board adopted the Placer County Sustainability Plan (PCSP), which establishes goals and policies for energy efficiency.<sup>7</sup> The PCSP is considered the local plan for renewable energy and efficiency. The PCSP contains community-wide and municipal energy efficiency and greenhouse gas (GHG) mitigation strategies that can be applied to discretionary projects, as feasible. Energy reduction strategies, which are prefaced by an "E", cover the topics of energy efficiency, energy conservation, and renewable energy for both residential and nonresidential buildings. Most strategies focus on reducing electricity and natural gas use, but a few strategies reduce emissions from other fuel use. Applicable energy reduction strategies include, but are not limited to, Strategy E-1, to facilitate a transition to electricity as the primary energy source for residential, mixed use, commercial, and office buildings; Strategy E-4, to encourage new residential, office, and commercial development, as mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CAL Green Tier 1 standards and accelerate zero net energy (ZNE) in new construction; Strategy OR-1, to promote use of hybrid and alternative fuel construction equipment for new developments and significant retrofits; and Strategy T-1, to facilitate the installation of public EV charging stations at existing and new residential and non-residential uses. Additional strategies included in the PCSP, such as OR-2 and T-10, are considered supportive strategies to improve energy efficiency and reduce GHG emissions, and do not result in quantifiable reductions in GHG emissions or energy consumption.

However, the strategies set forth in the PCSP are not required to be implemented. In fact, the PCSP strategies are specifically recommended for discretionary projects when the applicable project-level GHG emission thresholds are exceeded. Under the PCSP, the County uses the PCAPCD's GHG thresholds to determine whether PCSP emission reduction measures will be implemented, as feasible. An analysis of the proposed project's operational GHG emissions will be included in the Air Quality and GHG Emissions chapter of the Housing Element Rezone Sites EIR. As such, if the project's operational GHG emissions are determined to exceed the PCAPCD's GHG thresholds, further discussion of the applicable PCSP measures will be included therein. Most importantly, implementation of the proposed project would not interfere with the goals established in the PCSP nor preclude future projects from complying with the suggested strategies. As such, the proposed project would not conflict with or obstruct a state or

---

<sup>7</sup> Placer County Community Development Resource Agency. *Placer County Sustainability Plan: A Greenhouse Gas Emission Reduction Plan and Adaptation Strategy*. January 28, 2020.



local plan for renewable energy or energy efficiency, and a **less-than-significant** impact would occur. No mitigation measures are required.

## VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)		X		
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)		X		
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)		X		

### Discussion Item VII-1:

Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future residential construction on the rezone sites. Thus, this discussion programmatically considers the potential erosion effects associated with future residential construction on the rezone sites. Future residential construction would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. Upon development of the site with buildings and structures, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

Improvement Plans provided to the County prior to authorization of future construction within the rezone sites would be required to conform to provisions of the County Grading Ordinance (Article 15.48 of the Placer County Code) and the Stormwater Quality Ordinance (Article 8.38 of the Placer County Code) that are in effect at the time of submittal. In addition, 62 of the rezone sites are at least one acre in size (see Table 2). Future development that would result in a land disturbance of one acre or more would be required by the State to comply with the most current Construction General Permit requirements. Pursuant to the requirements, a Stormwater Pollution Prevention Permit (SWPPP) would be required for the development of each individual rezone site greater than one acre, which would include the site map, drainage patterns and stormwater collection and discharge points, best management practices (BMPs), and a monitoring and reporting framework for implementation of BMPs, as necessary.

The remaining 12 rezone sites are less than one acre in size (see Table 2). Future development that would result in a land disturbance of less than one acre would not be required by the State to prepare a SWPPP. However, such sites would be required to comply with the requirements of the Placer County Storm Water Management Manual (PCSWMM) and the RWQCB. In addition, future development of all 74 sites would be required to comply with the

requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used at each site for the full duration of construction and would include fiber rolls, tree protection, construction entrance stabilization, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

Although topsoil exposure would be temporary during early construction activities associated with future development of the rezone sites, and would significantly decrease once development of buildings and structures occurs, after grading and leveling and prior to overlaying the ground surface with structures, the potential exists for erosion to occur. Therefore, short-term, construction-related impacts associated with soil erosion and the loss of topsoil would be considered **potentially significant**.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

- VII-1 *Prior to approval of any permits authorizing construction on a rezone site, the applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1<sup>st</sup> Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.*

*Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.*

*Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.*

*Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one blackline hardcopy (black print on bond paper) and one PDF copy. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record.*

- VII-2 *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.*

*The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the*

*Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).*

*The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded or released, as applicable, to the project applicant or authorized agent.*

*If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.*

- VII-3 *Prior to any construction commencing where ground disturbance exceeds one acre, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.*

#### **Discussion Items VII-2, 3, 8:**

According to the Placer County General Plan, Placer County lies within a seismically active area of the western United States, but beyond the influence of the highly active faults found along California's coast. The western portion and central portions of the County are generally characterized by low seismicity, while the eastern area of the County in the vicinity of Lake Tahoe has relatively higher seismicity.<sup>8</sup> The areas of Placer County with the largest ground shaking risk are in the vicinity of Stampede Valley and Tahoe faults in the Truckee-Tahoe area. However, according to the California Department of Conservation, Alquist-Priolo Fault Study Zones are not located within the County. In addition, while six sites are underlain by known fault lines, five of the sites (Sites #60, #62, #64, #70, and #73) are underlain by a late quaternary fault, which has not experienced displacement in the past 700,000 years, and two sites (Sites #58 and #67) are underlain by a pre-quaternary fault, which is a fault that is either older than 1.6 million years or has not undergone recognized quaternary displacement.<sup>9</sup> Thus, the rezone sites are not underlain by any active faults. Nonetheless, while lower-intensity earthquakes could potentially occur at the sites within the western and central portions of the County, and strong ground shaking could still occur at the sites within the Truckee-Tahoe area due to active faults in the region, the design of all future structures developed within the rezone sites would be required to adhere to the provisions of the most recent CBSC at the time of approval for each future development proposal. The CBSC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Specifically, projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a high magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure earthquakes would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

Soil liquefaction results from loss of strength during cyclic loading, such as loading imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded, fine-grained sands. The California Geologic Survey (CGS) has designated certain areas within California as potential liquefaction hazard zones, which are areas considered at risk of liquefaction-related ground failure during a seismic event based upon mapped surficial deposits and the depth to the areal groundwater table. The rezone sites are not currently mapped for potential

<sup>8</sup> Placer County. *Countywide General Plan EIR* [pg. 9-1]. July 1994.

<sup>9</sup> California Department of Conservation. *Fault Activity Map of California*. Available at: <https://maps.conservation.ca.gov/cgs/fam/>. Accessed September 2023.



liquefaction hazard by the CGS.<sup>10</sup> However, according to the Placer County General Plan, soils that are prone to liquefaction are located throughout the County. In addition, as noted in the Horseshoe Bar/Penryn Community Plan, the presence of several unconsolidated and saturated sands throughout the Community Plan area could indicate a moderate liquefaction potential. Therefore, the potential exists for the 10 rezone sites within the Horseshoe Bar/Penryn Community Plan (Sites #13, #14, #15, #16, #17, #18, #21, #22, #32, and #33) to be located on a geologic unit or soil that is susceptible to liquefaction, and a potential substantial adverse effect could occur.

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Open faces that would be considered susceptible to lateral spreading are not located within any of the rezone sites. Therefore, the potential for lateral spreading to pose a risk to future development that could occur as a result of the proposed project is low.

When subsurface earth materials move, the movement can cause the gradual settling or sudden sinking of ground. The phenomenon of settling or sinking ground is referred to as subsidence, or settlement. Because site-specific geotechnical engineering reports have not been prepared for the rezone sites, the potential for subsidence or settlement to occur within the sites is unknown. However, if soils with high potential for subsidence or settlement are located within the rezone sites such soils would not be suitable for direct support of structures. As such, without the preparation of site-specific geotechnical engineering reports, the potential exists for subsidence or settlement to pose a risk to future development on the rezone sites.

Expansive soils are soils which undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted, potentially resulting in damage to building foundations. According to the Placer County General Plan EIR, soils considered to have a moderate to high shrink-swell potential are generally limited to the low-lying areas of western Placer County. As noted in the Dry Creek/West Placer Community Plan, the majority of soils within the Plan area pose construction difficulties due to shrink/swell potential. Similarly, the Horseshoe Bar/Penryn Community Plan notes that the Plan area contains soils that exhibit moderate constraints to development, including shrink-swell potential. The Granite Bay Community Plan also states that the Cometa-Fiddymont Complex soils within the Plan area include limitations for construction, including shrink-swell potential. Therefore, the potential exists for the 31 rezone sites within the aforementioned community plan areas to be located on a geologic unit or soil that is susceptible to expansion (see Appendix A to identify the Community Plan that each rezone site is located within).

Seismically-induced landslides, mudslides, and avalanches are triggered by earthquake ground shaking. The risk of such hazards is greatest in areas with steep, unstable slopes. The CGS has designated certain areas within California as potential landslide hazard zones; however, the rezone sites are not currently mapped for potential landslide hazard by the CGS.<sup>11</sup> In addition, due to the relatively level topography of the rezone sites, the potential for slope instability is considered low. Thus, landslides, mudslides, and avalanches are not likely to occur on- or off-site as a result of the proposed project.

Based on the above, the potential exists for issues associated with liquefaction, subsidence, and expansive soils to occur within the rezone sites. Therefore, preparation of site-specific geotechnical engineering reports for the rezone sites would be required prior to any future residential development of the sites. Without preparation of site-specific geotechnical engineering reports, the proposed project could result in a **potentially significant** impact.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

*VII-4 The Improvement Plan submittal for development of each individual rezone site shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:*

- A) Road, pavement, and parking area design;*
- B) Structural foundations, including retaining wall design (if applicable);*

<sup>10</sup> California Geological Survey. EQ Zapp: California Earthquake Hazards Zone Application. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed September 2023.

<sup>11</sup> *Ibid.*

- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

*Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.*

*If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans.*

#### **Discussion Item VII-4:**

As discussed in Section XIX, Utilities and Service Systems, the majority of rezone sites have public sewer infrastructure within the vicinity. Therefore, future development on the rezone sites is reasonably anticipated to connect to the public sewer system. Any existing or discovered septic systems would be properly abandoned under permit with the Environmental Health Division. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not anticipated to occur, and the proposed project would result in **no impact** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems.

#### **Discussion Item VII-5:**

According to the Placer County General Plan, paleontological resources are associated with sedimentary, metasedimentary, and alluvial geology which is mostly found in the western half of the County. The higher elevation portions of the eastern County are made up of older igneous (volcanic) rocks. Fossils are not anticipated to survive the heat and pressure involved in the formation of volcanic rocks.

The University of California Museum of Paleontology database contains five records of vertebrate fossils found in the County, which include a Pleistocene mammoth near Rocklin; Miocene reptile, mammal, and bony fish near Lincoln; and a late Cretaceous cartilaginous fish.<sup>12</sup> In addition, numerous fossils have been documented in the Granite Bay area. Therefore, although the rezone sites do not contain any known paleontological resources or unique geologic features, the potential exists for paleontological resources to be found within the rezone sites within the western half of the County during future construction activities. Thus, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

- VII-5 *Should paleontological resources be discovered during ground disturbing activities associated with future residential development on any rezone sites, work shall be halted in the area within 50 feet of the find. The property owner shall then provide written evidence to the Planning Services Division that a qualified paleontologist has been retained by the applicant to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the property owner, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporary halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Services Division.*

*The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. If a designated repository declines to add the find to its collection, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays.*

---

<sup>12</sup> Placer County. *Placer County Conservation Program Final EIS/EIR*. May 2020.

*These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Services Division which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils.*

#### Discussion Items VII-6, 7:

Within each of the potential rezone sites, future development activities would include removal of existing vegetation, grading for building pads, and other associated improvements. Site preparation, grading, paving, utility placement, and various other construction activities would disrupt on-site soils. As such, soils on the rezone sites would be reworked as necessary to support future development, potentially resulting in disruptions, displacements, compaction, or overcrowding of the soils. In addition, future development activities are anticipated to include modifications to the rezone sites that would alter the existing topography and ground surface relief features. Thus, the proposed project could result in significant disruptions, displacements, compaction or overcrowding of on-site soils, and/or substantial change in topography or ground surface relief features, and a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

VII-6 Implement Mitigation Measures VII-1, VII-2, VII-3, and VII-4.

### VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)	X			
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)	X			

#### Discussion Items VIII-1, 2:

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, AB 32 and SB 32 have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was updated in 2022. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32 and SB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

Estimated GHG emissions attributable to future residential development on rezone sites would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Buildout of up to 7,503 future residential units on the rezone sites would contribute to increases of GHG emissions that are associated with global

climate change during construction and operations. As such, the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with applicable plans, policies, and regulations for the purpose of reducing the emissions of GHGs. Therefore, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered **potentially significant**.

*Further analysis of these potential impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Housing Element Sites Rezone Project EIR.*

#### **IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			<b>X</b>	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)		<b>X</b>		
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			<b>X</b>	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)		<b>X</b>		
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)			<b>X</b>	
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)	<b>X</b>			
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)	<b>X</b>			

#### **Discussion Item IX-1:**

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. The proposed project would not allow the development of uses that are industrial in nature. Therefore, operations of the future high-density residential uses would not include any activities that would involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, operations of the future residential units on the rezone sites would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Construction activities associated with future residential development on the rezone sites would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b), the handler or an



employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Placer County Environmental Health Department [PCEHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the PCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item IX-2, 4:

A development project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.<sup>13</sup>

Government Code Section 65962.5 requires the California Environmental Protection Agency to annually develop an updated Cortese List. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List, the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board's (SWRCB) GeoTracker database, the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB. None of the 74 rezone sites are included on the DTSC Hazardous Waste and Substances Site List,<sup>14</sup> or the list of solid waste disposal sites.<sup>15</sup> Additionally, the SWRCB's GeoTracker database does not identify any of the 74 rezone sites as containing any Leaking Underground Storage Tanks (LUSTs), which is another portion of the Cortese List.<sup>16</sup> Finally, none of the rezone sites are on the list of active CDO and CAO from the SWRCB.

Nonetheless, of the 74 identified potential rezone sites, 29 are currently developed or partially developed, and the remaining 45 are currently undeveloped (see Appendix A). Of the 29 currently developed sites, 19 rezone sites are developed with residential uses, four rezone sites are developed with commercial uses, four rezone sites are developed with parking lots, one site is currently used as a construction equipment storage yard, and one site is currently used for agricultural production (row crops). As a result, the proposed project could potentially create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, if hazardous building materials or contaminated soils are located within the potential rezone sites.

#### Hazardous Building Materials

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and, through processing, can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin, and flexible, such that they can be woven into cloth. Because of the above qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products. However, later discoveries found that when inhaled, the material caused serious illness.

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. Because the age of the existing on-site structures is currently unknown, the potential exists that asbestos-containing materials were used in the construction of such

<sup>13</sup> ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2013.

<sup>14</sup> Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed August 2023.

<sup>15</sup> CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed August 2023.

<sup>16</sup> State Water Resources Control Board. *GeoTracker Public Site*. Available at: <https://geotracker.waterboards.ca.gov/map/>. Accessed August 2023.

structures. Construction and demolition projects that have the potential to disturb asbestos (from soil or building material) are required to comply with all the requirements of the CARB's airborne toxic control measures (ATCMs) for construction, grading, quarrying, and surface mining operations. However, if proper precautions are not taken prior to demolishing the existing structures, demolition of the on-site structures could present a potential hazard risk related to asbestos.

Federal guidelines define lead-based paint (LBP) as any paint, varnish, stain, or other applied coating that has one milligram of lead per square centimeter or greater. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. In buildings constructed after 1978, the presence of LBP is unlikely. Structures built prior to 1978, and especially prior to the 1960s, are expected to contain LBP. Given that the existing structures on the developed rezone sites may have been constructed before the phase-out of LBPs in the 1970s, the proposed project could potentially expose construction workers to LBP during demolition of the structures. Title 8, CCR Section 1532.1 establishes guidelines related to construction work and demolition of structures that may include lead. As required therein, the contractor must conduct a lead exposure assessment prior to the initiation of any work, and ensure that no employee is exposed to lead at concentration greater than 50 micrograms per cubic meter of air. However, if proper precautions are not taken prior to demolishing the existing structures, demolition of the on-site structures could present a potential hazard risk related to LBP.

Furthermore, caulk containing polychlorinated biphenyls (PCBs) were commonly used in building construction practices between 1950 and 1970 and, thus, may be present in the existing buildings. Finally, the existing structures may include items that contain mercury, such as gas pressure regulators or thermostats.

Based on the above, demolition of the on-site structures could present a potential hazard risk related to LBP, asbestos, PCB containing caulk, and/or mercury.

#### Contaminated Soils

As discussed above, one of the 74 identified rezone sites (Site #8) is currently used for agricultural activities. In addition, given the prevalence of farming in Placer County history, many other rezone sites may have been used for agricultural production in the past. As a result, the potential exists for organochlorine and arsenic pesticide residues to be present within surficial soils on the rezone sites, if historic and/or current agricultural operations have occurred. Additional site conditions such as fuel tanks, past industrial uses, old septic systems, chemical storage, etc. also have the potential to result in soil contamination within the rezone sites. If any such soil contamination is present in on-site soils, a potential health hazard could occur during project construction.

#### Conclusion

Based on the above, the proposed project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the proposed project has the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment if hazardous building materials or contaminated soils are present within the sites. Thus, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

- IX-1 *In conjunction with submittal of a zoning clearance application, the Placer County Division of Environmental Health (PCDEH) shall review the applications to determine presence/absence of historic and/or current conditions which could present the potential for subsurface hazards. If potential hazard(s) are identified, the project applicant shall conduct a Phase I Environmental Site Assessment (ESA) for submittal to the PCDEH. If the Phase I ESA identifies any recognized environmental conditions (REC) related to historic and/or current uses that may have impacted soils, a Phase II ESA shall be prepared and submitted to PCDEH. If PCDEH determines that remediation is necessary based on the results of the Phase II ESA, such remediation shall be completed prior to approval of any improvement plans or any groundbreaking activities in accordance with state and county requirements. Should the project site be referred to an outside agency, such as Department of Toxic Substances Control for oversight, the applicant would need to provide a 'No Further Action' statement or equivalent from the agency.*
- IX-2 *Prior to issuance of a demolition permit by the County for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint,*

*asbestos, PCB containing caulk, mercury, or other hazardous substances. If structures do not contain any hazardous substances, further mitigation is not required.*

*If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead.*

*If any structures contain asbestos, the demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos which may include inspection for the presence of asbestos by a certified asbestos inspector and mediation or removal of asbestos materials prior to demolition activity. The inspection results shall be submitted to the Placer County Air Pollution Control District (PCAPCD) and County Building Services Division. More information on Asbestos in Building Materials along with contact information can be found on the Placer County Air Pollution Control District's website at <http://www.placerair.org/infoandeducation/asbestosinconstructionmaterials>. (Based on the Code of Federal Regulations, Title 40, Part 61, Subpart M).*

*If any structures contain PCB containing caulk, mercury, or other hazardous substance, the applicant for the demolition permit shall prepare and implement an abatement plan consistent with federal, State, and local standards, subject to approval by the PCAPCD and Placer County Building Services Division.*

*The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste in accordance with federal, State, and local regulations subject to approval by the PCAPCD and Placer County Building Services Division.*

### **Discussion Item IX-3:**

According to the California Department of Education's School Directory database, 162 schools are located within Placer County,<sup>17</sup> four of which (i.e., Bowman Charter School, Alta Vista Community Charter School, Willma Cavitt Junior High School, and Dry Creek Connections Academy) are located within 0.25-mile of a proposed rezone site. However, projects that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste are typically industrial in nature. The proposed project would not allow the development of uses that are industrial in nature. Therefore, operation of the future high-density residential uses that are reasonably anticipated to be developed on the rezone sites would not include any activities that would involve the routine emission or handling of substantial amounts of hazardous or acutely hazardous materials. During future operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, the proposed project would not create a significant hazard to the public or the environment through hazardous emissions or the handling of hazardous or acutely hazardous materials.

Additionally, construction activities associated with future residential development on the rezone sites would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, as discussed above, project contractors are required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials.

Therefore, the project would have a **less-than-significant** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No mitigation measures are required.

### **Discussion Item IX-5:**

Three airports are located within Placer County including the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of the 74 rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56, #57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Airport influence area. In addition, while the Truckee Tahoe Airport is not located within Placer County, a portion of the Airport's overflight zone is within the County boundaries, and, as a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence

<sup>17</sup> California Department of Education. *California School Directory*. Available at: <https://www.cde.ca.gov/schooldirectory/>. Accessed August 2023.

area. As such, the following discussion includes an analysis of the potential for future residential development on the 11 rezone sites located within the Auburn Municipal Airport influence area and the one rezone site located within the Truckee Tahoe Airport influence area to result in a safety hazard for people residing or working in the project area related to such.

Effects related to the exposure of people to excessive noise associated with airport operations are beyond the scope of CEQA review, as they pertain to the effects of the environment on the project rather than the project's effects on the surrounding physical environment. Notwithstanding, this topic will be discussed for informational purposes in the Noise chapter of the Housing Element Sites Rezone Project EIR.

#### Auburn Municipal Airport

According to Chapter 4 of the Placer County Airport Land Use Compatibility Plan (PCALUCP), which includes compatibility policies and maps for the Auburn Municipal Airport, three sites are within Zone D (Sites #35, #58, and #70), eight sites are within Zone C2 (Sites #36, #51, #56, #57, #61, #65, #66, and #74), and two sites are within the C1 Multifamily Residential Infill Green Zone (Sites #42 and #43).

Zone D includes areas sometimes overflowed by aircraft arriving and departing the Airport. Hazards to flight are the only compatibility concern within Zone D. According to the PCALUCP, hazards to flight include land uses that may attract birds, generate dust, produce smoke or steam plumes, or create electronic interference. As shown in Table AUB-4A of the PCALUCP, residential land uses are considered normally compatible within Zone D, and, therefore, would not create a safety risk associated with the airport.

Zone C2 encompasses areas routinely overflowed by aircraft approaching and departing the Airport, but less frequently or at higher altitudes than the areas within Compatibility Zone C1. Annoyance associated with aircraft overflights is the major concern within Zone C2 as aircraft typically overfly the areas within Zone C2 at an altitude of 1,000 to 1,500 feet above ground level on visual approaches or as low as 601 feet above the airport elevation when using the circle to land procedure. Safety is a concern only with regard to uses involving high concentrations of people and particularly risk-sensitive uses such as schools and hospitals. As shown in Table AUB-4A of the PCALUCP, residential land uses are considered normally compatible within Zone C2, and, therefore, would not create a safety risk associated with the airport.

Zone C1 covers the extended approach/departure corridor of the airport and also includes land beneath the primary traffic pattern. Zone C1 is affected by moderate degrees of risk. Aircraft overfly the areas within Zone C1 at or below the traffic pattern altitude of 1,000 feet above the airport elevation. According to the PCALUCP, 40 to 50 percent of off-runway, airport-related, general aviation aircraft accidents occur within Zones B1 and C1 for comparable airports. The PCALUCP notes that restrictions may be required on tall objects (greater than 100 feet high) within Zone C1. Multifamily residential is prohibited under the criteria set forth in Table AUB-4A of the PCALUCP. However, on November 3, 2020, the County Board adopted a Resolution to nominate and adopt Infill Green Zones as part of the SACOG Green Means Go Program. The program's objectives are to accelerate infill development, reduce vehicle trips, increase electric vehicle trips, and incentivize local development and housing production. A such, development of infill housing, such as multifamily housing and income-qualified housing, is prioritized in the Infill Green Zones. Therefore, according to Policy 4.3.4 of the PCALUCP, multifamily residential uses are conditionally compatible within the Infill Green Zone portion of Zone C1, provided that such projects achieve densities of at least 10 dwelling units per acre, but not greater than 20 dwelling units per acre. As discussed above, two rezone sites (Sites #42 and #43) are located within the C1 Multifamily Residential Infill Green Zone. Any infill proposal of greater than 20 dwelling units per acre must seek a Special Conditions Exception from the Placer County Airport Land Use Commission in accordance with Policy 3.2.4 of the PCALUCP. In addition, as discussed in PCALUCP Policy 4.3.4(b), as a condition of approval, all multifamily residential projects must incorporate the following conditions:

1. To enhance rapid egress capabilities in the event of an aircraft accident affecting the building, new structures to be used as standalone multifamily developments or as part of mixed use residential developments shall be limited to no more than three aboveground floors (e.g., three-story building with residential uses on all three floors or commercial on the first floor and residences on the top two floors).
2. To the extent feasible, and at the discretion of the local Fire Marshall, new multifamily structures shall incorporate other design features that would help protect the building occupants in the event of an aircraft striking the building. Examples of such building design features are described in Policy 3.2.4.
3. A Recorded Overflight Notification shall be recorded in the chain of title of the property. Notification shall also be evident to all prospective tenants (lessees or renters) of the proposed multifamily dwelling.



4. All proposed multifamily residential projects must, as determined by Placer County, also satisfy the County's land use criteria for its Infill Green Zones (e.g., located within 0.5-mile of a public transit stop, children's school, hospital, or shopping center).

Compliance with conditions 1 through 3 of PCALUCP Policy 4.3.4(b) would be required as conditions of approval for any future development proposed on Sites #42 and #43. In addition, with regard to condition 4, a public transit stop is located approximately 900 feet south of Sites #42 and #43. Therefore, the proposed project would not result in a safety hazard for people residing or working in the Auburn Municipal Airport influence area.

#### Truckee Tahoe Airport

According to the Truckee Tahoe Airport Land Use Compatibility Plan (TTALUCP), Site #44 is located within Zone D, which is designated "Primary Traffic Pattern Zone", and identified for low safety risks.<sup>18</sup> About 20 to 30 percent of general aviation accidents take place in Zone D, but the large area encompassed means a low likelihood of accident occurrence in any given location. From a safety perspective, prohibited uses within Zone D consist of uses which would be considered hazards to flight. According to the TTALUCP, hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. As such, the residential land uses that would be allowed on the rezone site within the Truckee Tahoe Airport influence area as a result of the proposed project would not be considered a hazard to flight, and would therefore not be a prohibited land use within Zone D. Therefore, the proposed project would not result in a safety hazard for people residing or working in the Truckee Tahoe Airport influence area.

#### Conclusion

Based on the above, the proposed project would not likely result in a safety hazard for people residing or working in the Auburn Municipal Airport influence area or Truckee Tahoe Airport influence area. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item IX-6:**

Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Placer County and Placer Operational Area Emergency Operations Plan, and the Placer County Community Wildfire Protection Plan. Further analysis is required in order to ensure that the proposed project would be consistent with such goals and policies. Thus, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

#### **Discussion Item IX-7:**

According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, wildfire threat within the County ranges from Moderate to Very High. The highest threat occurs in the Sierra Nevada, which is considered a Very High Fire Hazard Severity Zone (FHSZ), whereas the County's valley and foothill regions are considered Moderate and High FHSZs. Given the fire risk present within the County, further analysis is required to ensure that future residential development on rezone sites within State Responsibility Areas or Very High FHSZs would not result in the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, and a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

#### **X. HYDROLOGY & WATER QUALITY – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)			X	

<sup>18</sup> Truckee Tahoe Airport Land Use Commission. *Truckee Tahoe Airport Land Use Compatibility Plan* [page 2-47]. October 27, 2016.

2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)			<b>X</b>	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		<b>X</b>		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		<b>X</b>		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; b) expose people or structures to risk of loss, injury, or death involving flooding; or c) risk release of pollutants due to project inundation? (ESD)		<b>X</b>		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			<b>X</b>	

**Discussion Items X-1, 2, 6:**

A total of five groundwater basins are located within Placer County: the North American Subbasin of the Sacramento Valley Groundwater Basin (North American Subbasin) located within southwestern Placer County; the Martis Valley Groundwater Basin (MVGB), the Olympic Valley Groundwater Basin, and Tahoe West and Tahoe North Subbasins of the Tahoe Valley Groundwater Basin within eastern Placer County.

Overall, a total of 17 rezone sites are underlain by groundwater basins, including 14 rezone sites which are located within the North American Subbasin (Sites #1 through #12, #23, and #29) and three sites which are located within the MVGB (Sites #44, #68, and #69), which are discussed in further detail below.

It should be noted that any existing domestic wells, or abandoned wells that may be discovered on the rezone sites, would be abandoned in accordance with PCEHD permit requirements, thereby ensuring that the proposed project would not substantially degrade nearby groundwater.

North American Subbasin

The North American Subbasin is within the jurisdiction of the West Placer Groundwater Sustainability Agency (WPGSA), which was formed in 2017 as a partnership between Placer County, the cities of Roseville and Lincoln, the Placer County Water Agency, and the California American Water Company in order to comply with the requirements of the Sustainable Groundwater Management Act (SGMA). The goal of the WPGSA is to manage portions of the North American Subbasin by protecting against overdraft and creating sustainable water supplies. According to the California Department of Water Resources (DWR), the North American Subbasin has been identified as a high-priority basin; however, the basin is not identified as being in a state of overdraft.<sup>19</sup>

Potential future groundwater use within the North American Subbasin would be limited to the public water system which would serve Sites #11 and #12 in Sheridan. As discussed in Section XIX, Utilities & Service Systems, future

<sup>19</sup> California Department of Water Resources. *California's Critically Overdrafted Groundwater Basins*. January 2020.

development of Sites #11 and #12 could result in a maximum increase of up to 57 units within the North American Subbasin, and adequate groundwater supply is available to serve such future development.

Future development of the rezone sites would result in an increase in impervious surfaces, which would reduce the infiltration of groundwater as compared to existing conditions. Groundwater relies on annual rainfall and percolation through pervious soils to recharge the system. However, given the relatively small size of the rezone sites as compared to the North American Subbasin, limited recharge potential currently exists within the rezone sites. Thus, the sites would not be considered areas of substantial contribution to groundwater recharge in the area.

Considering that the rezone sites are not important groundwater recharge areas, and that the project would not involve increased demand on groundwater supplies within an area in a state of overdraft, the proposed project would not create a conflict with, or impede the implementation of, a sustainable groundwater plan associated with the North American Subbasin.

#### Martis Valley Groundwater Basin

To ensure the groundwater resources of the Martis Valley are managed responsibly, the Truckee-Donner Public Utilities District (TDPUD), Northstar Community Services District, and PCWA prepared the Martis Valley Groundwater Management Plan (GMP), which establishes Basin Management Objectives (BMOs) and implementation activities to ensure groundwater sustainability within the basin.

Water supplies for the rezone sites within the MVGB would be provided by the Truckee-Donner Public Utility District (TDPUD). According to the Districts' 2020 Urban Water Management Plans (UWMPs), the main source of water for the TDPUD is obtained through the pumping of groundwater from the MVGB.

Nonetheless, according to the DWR, the MVGB is classified as "Very Low" priority. In addition, according to a Hydrogeologic Support Study conducted for the MVGB, groundwater levels have largely remained stable in the MVGB for at least 25 years, including during the drought of the early 1990s, the wet years of the late 1990s, and recent drought conditions.<sup>20</sup> In addition, average annual groundwater extractions in the basin since 1990 were estimated to be approximately 7,000 acre-feet per year (AFY), which is less than one third of the estimated sustainable yield of 22,000 AFY for the basin. The Hydrogeologic Support Study also found that future groundwater demands, which were based on 2035 buildout conditions included in the TDPUD 2015 UWMP, are estimated at approximately 13,000 AFY, which is still well below the sustainable yield estimate for the basin. Please also refer to Section XIX, Utilities & Service Systems, of this Initial Study. Therefore, the proposed project would not result in a significant decrease in the available water supplies such that the project may interfere with management of the MVGB.

In addition, although future residential development on rezone sites would result in impervious surfaces, given the relatively small scale of the rezone sites, future development of the rezone sites with impervious surfaces would not substantially interfere with the infiltration of stormwater into local groundwater. Therefore, considering that the rezone sites are not considered important groundwater recharge areas, and that the project would not involve increased demand on groundwater supplies within an area in a state of overdraft, the proposed project would not create a conflict with, or impede the implementation of, a sustainable groundwater plan associated with the MVGB.

#### Conclusion

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

#### **Discussion Item X-3:**

Placer County is divided into 14 primary watersheds. The watersheds in which the rezone sites are located generally include the Bear River, Dry Creek, Racoon Creek, American River, Auburn Ravine, North Fork American River, and Martis Creek Basin watersheds. The four sites within the Truckee River and Martis Creek Basin watersheds (i.e., Sites #44, #45, #68, and #69) would be under the jurisdiction of the Lahontan RWQCB, and would be subject to the requirements included in the East Placer Storm Water Quality Design Manual. The remaining 70 sites would be under the jurisdiction of the Central Valley RWQCB, and would be subject to the requirements included in the West Placer Storm Water Quality Design Manual. However, the entirety of Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program.

---

<sup>20</sup> GEI Consultants. *Alternative Submittal Hydrogeologic Support Study*. November 18, 2016.

Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Stormwater Plan based on the project type/development category. Regulated Projects include projects that create or replace 5,000 square feet (sf) or more of impervious surface. Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). Regulated Projects must additionally include Source Control BMPs where possible. SDMs and Baseline Hydromodification Measures include, but are not limited to:

- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures.

Detailed descriptions of the requirements for Regulated Projects are included in the East Placer Storm Water Quality Design Manual and the West Placer Storm Water Quality Design Manual.

It should also be noted that projects within the Dry Creek Watershed are required to comply with Placer County's Dry Creek Watershed Drainage Improvement Ordinance, which requires new development that increases impervious surface areas within the Dry Creek Watershed to pay fees to fund regional flood control and future drainage improvement projects within the watershed. District flood control projects include the Miners Ravine Off-Chanel Detention Basin and Antelope Creek Flood Control Project. These regional flood control projects were constructed to mitigate for increased runoff associated with development within the Dry Creek watershed. The fees include a one-time fee that is paid prior to start of construction and an annual fee that is included in the parcel's property tax.

The reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses, which would increase impervious surfaces within the rezone sites. The proposed project does not include any site-specific development plans, designs, or proposals at this time. As such, stormwater drainage features have not yet been designed for future development of the rezone sites, and compliance with the aforementioned standards and regulations cannot be ensured at this time. As such, without preparation of a Final Drainage Report for each future development proposal, the proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

#### Conclusion

Based on the above, without proper compliance with the aforementioned regulations and approval of a Final Drainage Report, a **potentially significant** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

- X-1 *Prior to approval of any permits authorizing construction on a rezone site, a Final Drainage Report shall be submitted for review and approval with the Improvement Plans.*

*The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The Final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal.*



- X-2 *The Improvement Plan submittal and Final Drainage Report shall provide details showing that stormwater run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of each project's Final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. Detention/retention facility construction shall not be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*

#### **Discussion Item X-4:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Thus, this discussion programmatically considers the potential water quality impacts associated with the construction and operation of future residential development on the rezone sites.

#### Construction

Construction associated with the future high-density residential uses would include grading, excavation, trenching for utilities, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if impacted stormwater runoff from construction activities enters downstream waterways.

Soils exposed by the aforementioned types of construction activities have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Discharge of polluted stormwater or non-stormwater runoff could violate waste discharge requirements. However, in general, impacts from construction-related activities would be short-term and of limited duration.

As discussed above, 62 of the rezone sites are at least one acre in size (see Table 2). Future development that would result in a land disturbance of one acre or more would be required by the State to comply with the most current Construction General Permit requirements. Pursuant to the requirements, a SWPPP would be required for the development of each individual rezone site greater than one acre, which would include the site map, drainage patterns and stormwater collection and discharge points, BMPs, and a monitoring and reporting framework for implementation of BMPs, as necessary. In addition, a Notice of Intent (NOI) would be filed with the RWQCB. In accordance with the Construction General Permit, each site would also be inspected during construction before and after storm events and every 24 hours during extended storm events in order to identify maintenance requirements for the implemented BMPs and to determine the effectiveness of the implemented BMPs. As a "living document", the site-specific SWPPP that would be prepared for each rezone site exceeding one-acre would be modified as construction activities progress. A Qualified SWPPP Practitioner (QSP) would ensure compliance with the SWPPP through regular monitoring and visual inspections during construction activities. The QSP for the project would amend the SWPPP and revise project BMPs, as determined necessary through field inspections, to protect against substantial erosion or siltation on- or off-site.

The remaining 12 rezone sites are less than one acre in size (see Table 2). Future development that would result in a land disturbance of less than one acre would not be required by the State to prepare a SWPPP. However, such sites would be required to comply with the requirements of the PCSWMM and the RWQCB including, but not limited to, the following:

- Runoff from impervious surfaces shall be collected and treated on-site, pursuant to the Placer County Storm Water Quality Plan design criteria.

- Storm drainage facilities will be designed to provide groundwater recharge, attenuate peak flows, and minimize risk of erosion.
- Existing drainage patterns will be generally maintained with proposed site layout and grading.
- Improvements will be protected from inundation, flood hazard, and ponding.
- Concentrated flow shall not cause property damage.
- The 100-year peak runoff shall be conveyed in a manner that does not compromise any structures or overtop any road surfaces (overland release).
- All construction activities and permanent improvements shall include temporary and permanent BMPs for the protection of water resources.

Any future residential development on the rezone sites would also be required to comply with the requirements from the California Stormwater Quality Association Stormwater Best Management Practice Handbook for New Development and Redevelopment. As such, temporary construction-phase BMPs would be used at each site for the full duration of construction and would include fiber rolls, tree protection, construction entrance, designated staging/storage areas, construction fencing, dust control measures and other miscellaneous provisions, as necessary.

#### Operation

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Such new land uses could result in new stormwater pollutants being introduced to the project area. Pollutants associated with the operational phase of such future residential development could include oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Pesticides, which are toxic to aquatic organisms and can bioaccumulate in larger species, such as birds and fish, can potentially enter stormwater after application to landscaped areas within the rezone sites. Oil and grease could enter stormwater from vehicle leaks, traffic, and maintenance activities. Metals could enter stormwater as surfaces corrode, decay, or leach. Clippings associated with landscape maintenance and street litter could be carried into storm drainage systems. Pathogens (from pets, wildlife, and human activities) have the potential to affect downstream water quality.

As discussed above, Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. As such, stormwater discharges associated with future residential development of the identified rezone sites are subject to all applicable requirements of said permit. Specifically, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must be designed for pollutant-generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and must be shown on the Improvement Plans. In addition, all future residential development associated with the proposed project would be required to comply with all requirements of the PCSWMM and the RWQCB.

Compliance with all stormwater discharge requirements of the County's MS4 Permit, PCSWMM, and the RWQCB, as described above, would minimize the potential degradation of stormwater quality and downstream surface water associated with construction and operation of future on-site development. In addition, BMPs designed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction and for New Development/Redevelopment would further reduce the potential for degradation of stormwater quality and downstream surface water in the project vicinity. However, the proposed project does not include any site-specific development plans, designs, or proposals at this time, and, therefore, on-site stormwater drainage systems are unknown. As a result, proper compliance with the aforementioned regulations cannot be ensured at this time.

#### Conclusion

Based on the above, without proper compliance with the aforementioned regulations, a ***potentially significant*** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

X-3      *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance*

of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West or East Placer Storm Water Quality Design Manuals, depending upon site location, for sizing of permanent post-construction BMPs for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant for each rezone site shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval or Final Subdivision Map recordation, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

- X-4 Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and bio-retention planters within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language and/or graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD).

ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowner's/Property Owners' Association or property owner is responsible for maintaining the legibility of stamped messages and signs.

- X-5 The project site is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System [NPDES]). Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management as outlined in the West or East Placer Storm Water Quality Design Manuals, depending upon site location.

- X-6 For projects that create and/or replace 5,000 square feet or more of impervious surface (i.e., a Regulated Project as defined by the State of California NPDES Phase II MS4 Permit), a final Stormwater Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how the project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, pursuant to the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of stormwater such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area

*disconnection, bio-retention, and other LID measures that result in post-project flows that mimic pre-project conditions.*

#### **Discussion Item X-5:**

According to the Federal Emergency Management Agency (FEMA) flood zone mapping, the large majority of the rezone sites are located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level. However, seven rezone sites (Sites #3, #4, #5, #6, #7, #23, and #26) are located, or partially located, within Flood Hazard Zone AE. Flood Hazard Zone AE is defined as being areas subject to inundation by the one percent annual chance flood event, and FEMA provides base flood elevations for such areas. In addition, one rezone site (Site #32) is located within Flood Hazard Zone A, which is defined as being areas subject to inundation by the one percent annual chance flood event, and without a FEMA-provided base flood elevation. The County also considers any drainageway that has a tributary area of approximately 20 acres or more to be within the 100-year floodplain.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. Future development of the rezone sites would be required to comply with several General Plan policies related to flood hazards, such as Policy 8.B.1.3, which requires future development applications to evaluate the potential of flood hazards; Policy 8.B.1.4, which restricts new construction from being permitted within 100 feet of the centerline of permanent streams and within 50 feet of intermittent streams, or within the 100-year floodplain; and Policy 8.B.1.5, which requires that the County maintain natural conditions within the 100-year floodplain, while allowing limited crossings and improvements for public roads, trails, and utilities.

In addition, all future improvements would be subject to Article 15.52, Flood Damage Prevention Regulations, of the Placer County Code, which is intended to minimize public and private losses due to flood conditions, including where public facilities and utilities are located within areas of special flood hazard. The Flood Damage Prevention Regulations provide methods for reducing flood losses and set forth standards for construction in all areas of special flood hazards. As noted within the Flood Damage Prevention Ordinance, new development (including all site grading) is required to be outside of the 100-year floodplain, unless another option is not available.

However, because the eight aforementioned sites include areas that are located within Flood Hazard Zones, portions of the 100-year floodplain could be impacted by future development on such sites, if avoidance of the 100-year floodplain is not feasible. If future development on the rezone sites is anticipated to occur within the 100-year floodplain, a Conditional Letter of Map Revision (CLOMR) would be required to be submitted to FEMA to update the floodplain information to reflect the proposed conditions.

With respect to risking release of pollutants due to project inundation, residential projects do not involve the storage of large amounts of pollutants, and all stormwater exiting the rezone sites would be required to be directed to on-site stormwater quality features to ensure that any pollutants entrained within stormwater from the rezone sites are removed prior to discharge.

Considering the above, the proposed project is not anticipated to result in the impediment or redirection of flood flows such that on- or off-site structures would be exposed to flood risk. However, if avoidance of the 100-year floodplain is not feasible, a CLOMR would be required prior to Improvement Plan approval for the sites located within Flood Hazard Zones in order to ensure the project's compliance with existing regulations. Therefore, in the absence of a CLOMR submitted to FEMA, a ***potentially significant*** impact could occur.

#### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a less-than-significant level.

- X-7 *Prior to approval of any permits authorizing construction on a rezone site, a floodplain analysis shall be prepared and submitted to the Engineering and Surveying Division for review and approval. The limits of the future, unmitigated, fully developed, 100-year floodplain for any drainageway on or near the project site with a tributary area of approximately 20 acres or more shall be determined and shown on the Improvement Plans. New development/construction, including grading, shall not be permitted within the 100-year floodplain and natural conditions shall be maintained within the 100-year floodplain except for limited encroachments/crossings and improvements for public roads, trails, and utilities.*

- X-8 *Prior to approval of any permits authorizing construction on a rezone site, the Improvement Plans and Informational Sheet(s) filed with the Final Subdivision Map(s) shall show that finished house pad elevations shall be a minimum of two feet above the 100-year floodplain line (or finished floor -three feet above the 100-year floodplain line). The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of the County.*
- X-9 *Prior to approval of any permits authorizing construction on a rezone site where a 100-year floodplain is identified, no increase in the 100-year floodplain limits / water surface elevation shall be allowed upstream or downstream from the project site.*
- X-10 *Prior to approval of any permits that obtain approvals authorizing construction within floodplain areas on rezone sites #3, #4, #5, #6, #7, #23, #26, and #32 and if required by the Federal Emergency Management Agency (FEMA), the Placer County Flood Control District, or the County Floodplain Administrator, the applicant shall obtain from the Federal Emergency Management Agency (FEMA), a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the Engineering and Surveying Division. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the Engineering and Surveying Division prior to acceptance of project improvements as complete.*

#### **XI. LAND USE & PLANNING – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Physically divide an established community? (PLN)			<b>X</b>	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			<b>X</b>	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			<b>X</b>	
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			<b>X</b>	

#### **Discussion Item XI-1:**

Physically dividing an existing community typically occurs when a physical barrier is constructed that impedes movement within a community. For example, construction of a freeway or rail line through an existing community would substantially impair movement between the two portions of the bisected community. Such an impact could also result from the removal of a bridge linking two areas of a community.

Implementation of the proposed project would include the rezoning of 74 sites, the reasonably foreseeable consequence of which would include the development of future residential units on the rezone sites. The majority of the rezone sites are located within existing urbanized areas of the County and are served by an extensive road network. In addition, many of the rezone sites are located adjacent, or in close proximity to, major arterial roadways. Nonetheless, if future development of the sites would require the extension of new roads to serve the development, such improvements would not introduce a barrier to movement within the community. Rather, such improvements would allow for enhanced movement within the community, integrating with the existing development within the County.

Similarly, on larger housing sites, an internal road network would be required to provide access to new residential units. The internal roadways would connect to and integrate with the existing surrounding roads and would therefore improve the connectivity within and between neighborhoods. Arterial roadways or freeways that could impair or



obstruct movement across the new housing sites or within the existing community are not proposed as part of the project.

The policies within the County's Housing Element are primarily aimed at increasing the production of new housing in Placer County, particularly affordable housing and housing for special needs residents. However, Goal D of the Housing Element calls for the preservation and improvement of the existing housing supply, which would indirectly contribute to the conservation of existing connectivity in the community.

As such, the proposed project would not physically divide an established community or disrupt or divide the physical arrangement of an established community, and a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item XI-2:

The General Plan Guidelines published by the State Office of Planning and Research defines "consistency" as follows, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for this analysis is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Placer County General Plan policies or other County plans and policies is ultimately the decision of the County Board. Furthermore, although CEQA analysis may identify some areas of general consistency with County policies, the County has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies.

The proposed project would implement Program HE-1 of the adopted Placer County 2021-2029 Housing Element. Program HE-1 is a rezoning program to accommodate the need for low and very-low income households as required by the State's RHNA allocation for the County. The proposed project would include a Zoning Text Amendment to create a new zoning district (RM30) to accommodate high-density residential uses, as well as an amendment to Chapter 17 of the County Code. As stated in the draft RM30 zoning district regulations (see Appendix B), all new development in the RM30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation shall meet the requirements established in the Multifamily and Mixed Use Design Manual for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards. Compliance with these standards (e.g., exterior lighting, landscaping and drainage, EV charging, etc.) will help ensure that potential impacts associated with future residential development will be minimized.

The Placer County General Plan Land Use designations will also need to be amended to a new land use designation called "High Density Residential 20/30" for the sites to allow for the increased density. General Plan Table 1-1: Relationship Between General and Community Plan Land Use Designations, Table 1-2: Development Standards by Land Use Designation, and Table 1-3: General Plan Land Use Designations and Consistent Zoning Districts would need to be amended for the new zone district. Approval of the Rezone, Code amendment, and General Plan Amendment are discretionary actions subject to approval by the County Board. Should the County Board approve the requested entitlements, the project would be rendered consistent with the Placer County General Plan and Chapter 17 of the Placer County Code. The draft High Density Residential 20/30 land use designation language is provided as Appendix C to this Initial Study.

Appendix G of the CEQA Guidelines explicitly focuses on environmental policies and plans, asking if the project would "cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect." As discussed throughout this Initial Study, the proposed project would be generally consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects. For example, given that the requested GPA and rezone would not result in physical loss of valuable agricultural lands, the project would not conflict with General Plan Policy 7.A.1., which states that the County shall protect agriculturally-designated areas from conversion to non-agricultural uses.

As discussed in Section VII, Geology & Soils of this Initial Study, the proposed project would be subject to State guidelines, Articles 8.28 and 15.48 of the Placer County Code, and Policy 6.A.5 of the Placer County General Plan, which require project implementation of BMPs designed to control erosion and other non-stormwater management and materials management BMPs. Thus, the project would not conflict with Policy I.K.6 related to erosion and sedimentation risks from new development on hillsides. Consistency with Policy I.K.6 is further supported by Section X, Hydrology & Water Quality of this Initial Study, which notes that the project would be required to prepare a SWPPP that includes BMPs for stormwater runoff.

The General Plan includes other policies adopted for the purposes of avoiding environmental effects, some of which pertain to the technical issues that will be evaluated in the EIR, such as Biological Resources, Noise, Transportation, and Fire Protection and Wildfire. For example, the Biological Resources chapter of the Housing Element Sites Rezone Project EIR will include an analysis of whether reasonably foreseeable development on sites within the PCCP boundaries would comply with applicable avoidance and minimization measures. In addition, the Noise Element of the Placer County General Plan includes several policies applicable to the proposed project, including Policy 9.A.2 requiring noise created by new non-transportation noise sources to be mitigated so as not to exceed the noise level standards in Table 9-1 of the General Plan, as measured immediately within the property line of lands designated for noise-sensitive uses. While the proposed project is not anticipated to generate substantial non-transportation noise, certain project components, such as heating, ventilation, and air conditioning systems may generate noise that could exceed the County's noise standards at the nearest sensitive receptors. Further analysis of the project's limited noise sources will be included in the EIR.

Placer County has adopted vehicle miles traveled (VMT) thresholds and screening criteria for both the west and east areas of Placer County. The reasonably foreseeable residential development on the rezone sites would generate an increase in VMT. Further analysis of VMT will be conducted in the EIR to determine if said VMT would conflict with Placer County's adopted VMT thresholds. In addition, Placer County adopted an updated Health and Safety Element of the General Plan in October 2021. The Health and Safety Element includes several policies applicable to the proposed project, among which is Policy 8.C.1, which requires the County to ensure that development in high-fire hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards. As discussed in Section XX, Wildfire of this Initial Study, further analysis of potential wildfire hazards associated with the proposed project will be included in the EIR.

It should also be noted that potential land use policy conflicts do not inherently result in a significant effect on the environment within the context of CEQA. As stated in Section 15358(b) of the CEQA Guidelines, "effects analyzed under CEQA must be related to a physical change." Further, Appendix G of the CEQA Guidelines explicitly focuses on environmental policies and plans, asking if the project would "cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect." Even a response in the affirmative, however, does not necessarily indicate a project would have a significant effect, unless a physical change would occur. To the extent that physical impacts may result from such conflicts, this Initial Study demonstrates that reasonably foreseeable residential development on the rezone sites would not result in significant environmental impacts, with the possible exception of a select number of resource topics. Such physical impacts will be analyzed in the Draft EIR in the section that most aptly applies to that impact (e.g., Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Noise; Transportation; Tribal Cultural Resources; and Fire Protection and Wildfire).

Based on the above, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a ***less-than-significant*** impact would occur. No mitigation measures are required.

### Discussion Item XI-3:

The question of land use compatibility in the context of this analysis is focused on physical environmental effects that could result from placing one land use next to another, such as placing industrial uses next to residential uses, where the noise and hazards associated with industrial operations could adversely affect the residents.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with high-density residential uses. As discussed previously, future development within the RM30 zone district would be subject to the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. The County's purpose in developing the Manual was to provide a better framework for the design of future housing development and the permit approval process, ensuring a good fit for multifamily and mixed use projects within existing communities in unincorporated areas of the County. The development standards and design guidelines included in the Design Manual are intended to address private development and its relationship to neighboring properties and to the public realm, such as how buildings relate to streets.

The Design Manual includes development standards for duplexes, triplexes, and fourplexes; townhouses; multifamily development; and mixed use development within the County. Specifically, the Design Manual notes that development standards for duplexes, triplexes and fourplexes in the RS zone are intended to control aspects of buildings related to its form and location, and relationship to the street and neighbors that will ensure land use compatibility within single family neighborhoods. In addition, according to the Design Manual, the purpose of the multifamily development

standards is to allow for a variety of housing types, while also achieving an attractive street appearance and providing buffering for surrounding lower density neighborhoods. Similarly, the mixed use development standards are intended to create pedestrian-oriented development with standards for the residential component that will ensure adequate sunlight, privacy, and ventilation and provide buffers to adjacent, lower-density development. The Design Manual also includes development standards that apply to all of the aforementioned development types, including DS-16, related to building projections into required setbacks. According to DS-16, building projections may extend into required setbacks, according to the standards of Table DS-16, which modify the standards in the Zoning Ordinance in Section 17.54.150 of the Placer County Code in order to ensure land use compatibility and avoid adverse impacts on neighbors.

The design guidelines included in the Design Manual complement and support the development standards discussed above by providing direction on architectural details and infrastructure and offering flexible solutions for various building elements and site planning considerations. The general guidelines include guidance on overall design, proportion, scale, and arrangement and architectural form and massing, which are intended to create attractive buildings, well-suited and compatible with surrounding buildings. For example, as noted in the Design Manual, the design guidelines related to architectural form and massing provide additional direction to ensure land use compatibility.

All future residential development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. Conformance with such requirements would ensure that the proposed project would not result in the development of incompatible uses and/or the creation of land use conflicts, and a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item XI-4:

CEQA does not require an analysis of social issues unless a direct link to the physical environment exists. One way that social issues are typically handled in CEQA documents is to consider the potential for a project to change the socioeconomics of a community, which could lead to physical blight. In recent years, the State courts have identified the term urban decay as the physical manifestation of a project's potential socioeconomic impacts and specifically identified the need to address the potential for urban decay in environmental documents for large retail projects. The leading case is *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal.App.4<sup>th</sup> 1184, in which the court set aside two environmental impact reports for two proposed large retail projects that would have been located fewer than five miles from each other.

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The proposed project would not develop retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, the project would not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration, and a **less-than-significant** impact would occur. No mitigation measures are required.

## XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

#### Discussion Items XII-1, 2:

According to the Placer County General Plan EIR, an extensive range of mineral resources are found throughout the County, including sand and gravel, clay, stone, and gold. The Placer County General Plan Final EIR notes that

potentially important mineral resources have been identified in the Granite Bay Community Plan area, Auburn/Bowman Community Plan area, and Horseshoe Bar/Penryn Community Plan area.<sup>21</sup>

According to the Granite Bay Community Plan, active quarries or mining sites are not located within the Community Plan area.<sup>22</sup> Similarly, the Horseshoe Bar/Penryn Community Plan area notes that while two inactive mining sites (for extraction of decomposed granite and crushed quarry rock) exist in the northwestern portion of the Community Plan area along I-80, additional potential mineral resource areas have not been identified in the Community Plan area.<sup>23</sup> Additionally, according to the California Department of Conservation's Mineral Land Classification of Placer County, known mineral resources zones of significance, documented mines, or prospects do not exist on any of the 74 identified potential rezone sites.<sup>24</sup> Furthermore, the County has not identified any of the rezone sites as locations for mineral extraction. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. As a result, **no impact** to mineral resources would occur from the proposed project.

### XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)	X			
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)	X			
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)	X			

#### Discussion Items XIII-1, 2:

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units, which would increase traffic noise levels on surrounding streets. In addition, while residential land uses do not typically generate adverse noise impacts, a limited number of stationary noise sources, such as rooftop HVAC systems, are associated with high density residential uses and could create noise conflicts. Temporary noise sources would also be produced during construction activities. Construction activities could include earth moving activities, stationary equipment, and construction vehicles would generate noise during demolition, site preparation, excavation, and grading. Noise levels generated by future residential construction and operations may exceed the County's established noise level thresholds. Furthermore, construction of residential units could result in the generation of excessive groundborne vibration or groundborne noise levels.

Based on the above, the project could have a **potentially significant** impact related to substantial temporary or permanent increases in ambient noise levels in the vicinity of the project in excess of standards established by the County, or the generation of excessive groundborne vibration or groundborne noise levels.

*Further analysis of these potential impacts will be discussed in the Noise chapter of the Housing Element Sites Rezone Project EIR.*

<sup>21</sup> Placer County. *Placer County Countywide General Plan Final EIR* [pg. 8-25; Table 8-6]. July 26, 1994.

<sup>22</sup> Placer County. *Granite Bay Community Plan, Chapter 5, Natural Resources* [pg. 71]. February 2012.

<sup>23</sup> Placer County. *Horseshoe Bar/Penryn Community Plan, Natural Resources Management Element* [pg. 89]. December 2005.

<sup>24</sup> California Department of Conservation, Division of Mines and Geology. *Mineral Land Classification of Placer County, California*. 1995.

**Discussion Item XIII-3:**

Three airports are located within Placer County, the Lincoln Regional Airport, the Auburn Municipal Airport, and the Blue Canyon-Nyack Airport. Of the 74 rezone sites, none are located within the Lincoln Regional Airport or Blue Canyon-Nyack Airport influence areas. However, 12 of the proposed rezone sites are located entirely within the Auburn Municipal Airport influence area (Sites #35, #36, #42, #43, #51, #56, #57, #61, #65, #66, #70, and #74), and one rezone site (Site #58) is located partially within the Airport influence area. It should also be noted that while the Truckee Tahoe Airport is not located within Placer County, a portion of the Airport's overflight zone is within the County boundaries, and, as a result, one of the proposed rezone sites (Site #44) is located within the Truckee Tahoe Airport influence area. As such, the proposed project could expose people residing or working in the project area to excessive noise levels associated with air traffic, and a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Noise chapter of the Housing Element Sites Rezone Project EIR.*

**XIV. POPULATION & HOUSING – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

**Discussion Item XIV-1:**

Growth can be induced in a number of ways, including through the elimination of obstacles to growth or through the stimulation of economic activity within the region. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units, which would indirectly increase the available housing within the project area, and, as a result, would be expected to indirectly increase population in the County. It is unrealistic to assume that all housing sites identified in the Housing Element would be developed and that they would all be developed at the maximum allowable density, so the actual number of housing units that will be developed as a result of the proposed project is undoubtedly below 7,503 units. According to the Placer County Housing Element, the County has an average household size of 2.68 persons/household.<sup>25</sup> As such, maximum buildout of the 74 rezone sites could result in an estimated 20,108 additional residents throughout unincorporated Placer County.

As discussed previously, the population of the unincorporated portions of the County was estimated to be 115,247 on January 1, 2020, with a total County population of 404,739. The County seat is in the incorporated City of Auburn, approximately 30 miles northeast of Sacramento. The City of Auburn's population was determined by the U.S. Census to be 13,776 in 2020. The City of Roseville, with a population of 147,773 in 2020, is the largest City in the County.

Placer County has experienced significant growth during the last decade which is expected to continue. By 2040, it is projected the population will be over 500,000 residents, pushing demand for new housing. Therefore, while the proposed project could result in an increase in population as compared to the current population of the County, population is already anticipated to grow, and the proposed project is intended to provide additional housing to serve existing and future residents of the County.

<sup>25</sup> Placer County. *Placer County Housing Element 2021-2019* [pg.18]. Adopted May 11, 2021.



In addition to the reasons cited above, other factors would also serve to reduce this number in actual practice. For example, Goal F of the Housing Element is to meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter. Providing housing to existing residents would not add to the County's population. In addition, the County is currently experiencing a housing shortage, especially in regard to a lack of both rental and ownership housing that is affordable to lower-income households,<sup>26</sup> and, therefore, some existing residents would likely take advantage of new housing opportunities within the County. Moreover, an increase in population is not a direct effect on the physical environment, but rather results in increased demands on services and utilities, the effects of which may necessitate expansion of said services and utilities that could lead to physical effects on the environment. The indirect effects of the population increase attributable to reasonably foreseeable residential development on rezone sites are evaluated throughout this Initial Study, and effects related to air quality, GHG emissions, biological resources, cultural resources, tribal cultural resources, noise, transportation, and fire protection and wildfire will be studied further in the Housing Element Sites Rezone Project EIR.

Overall, the County's Housing Element is intended to accommodate anticipated growth and facilitate the development of new housing to meet the County's RHNA obligation share determined by SACOG for the 2021-2029 planning period. As such, the population growth caused by the creation of up to 7,503 new housing units would not be unplanned; to the contrary, it is specifically being planned for, with suitable sites for development identified and evaluated. The proposed project would be consistent with the General Plan, including the Housing Element, and applicable specific plans, as amended by the proposed project.

Considering the above, the proposed project would not be considered to induce substantial unplanned population growth, and a **less-than-significant** impact would result. No mitigation measures are required. It should be noted that potential impacts related to growth inducement will be discussed further within the Statutorily Required Sections chapter of the Housing Element Sites Rezone Project EIR.

#### Discussion Item XIV-2:

Of the 74 rezone sites, 18 are currently developed with residential uses (see Appendix A). The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the rezone sites with high-density residential uses. Therefore, if future development on the currently developed rezone sites would result in the demolition of existing on-site housing, the proposed project could displace existing people or housing. However, the existing on-site residential uses represent a very small fraction of the existing housing market in the County and surrounding area, and new housing could be found within the existing supply. Existing legal, non-conforming uses could continue under the proposed RM30 zone district. In addition, future development of the 74 rezone sites with a maximum of 7,503 new residential units would substantially increase the available housing within the project area. As such, the proposed project would not displace a substantial amount of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Thus, a **less-than-significant** impact would occur.

**XV. PUBLIC SERVICES** – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)	X			
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Parks? (PLN)			X	
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

<sup>26</sup> Placer County. *Placer County Housing Element 2021-2019* [pg.56]. Adopted May 11, 2021.

**Discussion Item XV-1:**

A total of 22 fire districts currently provide fire protection services to Placer County, the largest of which is the Placer County Fire Department, which is responsible for fire protection and rescue and emergency response services for approximately 475 square miles of unincorporated area in the County. The remaining fire districts provide localized services primarily to the incorporated areas of the County, and in some instances, the unincorporated areas of the County located just beyond the various City limits.

Overall, the rezone sites are located in the following fire districts within the County:

- Dry Creek Fire;
- North Auburn/Ophir Fire;
- North Tahoe Fire Protection District;
- Penryn Fire Protection District;
- Placer County Fire;
- Placer Hills Fire;
- Sheridan Fire;
- South Placer Fire; and
- Truckee Fire Protection District.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units. Such development would result in an increase in population within the County, which would result in an increased demand on fire protection services. In some cases, existing fire stations are located in relatively close proximity to rezone sites, such as Sites #11, #12, #14 through #16, #24 through #26, #35 through #38, #44, #45, #51, and #53 through #57, which are all located within 0.5-mile of the nearest fire station. However, in other cases, fire stations are not located in the immediate project vicinity, such that the responding fire district may not be able to meet response time goals. While Insurance Service Organization (ISO) ratings and response time goals vary between the fire districts within the County, in accordance with General Plan Policies 4.I.1 and 4.I.2, the County has encouraged local fire protection agencies to maintain the following ISO ratings and response time goals:

- ISO 4/four-minute response time in urban areas;
- ISO 6/six-minute response time in suburban areas; and
- ISO 8/eight-minute response time in rural areas.

Further analysis is required in order determine whether the proposed project would require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection. Thus, a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item XV-2:**

The Placer County Sheriff's Office (PCSO) provides law enforcement services to the unincorporated areas of Placer County. The Auburn Justice Center (AJC), located at 2929 Richardson Drive, is the main office for the PCSO's operations. According to the Placer County General Plan, the PCSO is organized into five divisions: patrol services, investigations/coroner, corrections, marshal, and a Tahoe sub-station. Patrol and investigation services operate in the Dewitt Center and various substations in Loomis, Foresthill, and near Lake Tahoe.

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once. Law enforcement protection services in the County are funded through the Public Safety Fund of the County Operating Budget. Major revenue sources include General Fund contribution, Public Safety Sales Tax (Proposition 172 funding), and Public Safety Realignment (AB 109) funding. The largest discretionary source of revenue for the General Fund is property tax. Thus, increased property taxes associated with future residential development on rezone sites would contribute to County Public

Safety funding, which can be used to offset increased demands placed on the PCSO as a result of increased population.

In accordance with General Plan Policy 4.H.2, PCSO strives to maintain an average response time of six minutes in urban areas, eight minutes in suburban areas, 15 minutes in rural areas, and 20 minutes in remote areas. Though response times are dependent upon the location of patrol officers at the time of the emergency call, on average, response times to the majority of sites would be anticipated to be within the Placer County General Plan's eight-minute response time standards given that the majority of sites are within or near urban areas. Specifically, as discussed previously, approximately 50 rezone sites are located within existing urbanized areas of the County, such as the Roseville, Granite Bay, Penryn, and North Auburn areas, and the majority of the sites are located along major roadway corridors such as I-80, Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267. Thus, a limited number of sites occur in the less developed areas of the County. As a result, the proposed project would not result in a need for new, or improvements to existing, sheriff protection facilities, the construction of which could cause significant environmental impacts.

Therefore, the proposed project would not be expected to result in substantial adverse physical impacts associated with the provision of new or physically altered PCSO facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff's services, and a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item XV-3:

A total of 18 elementary school districts and nine high school districts are located throughout the County. Overall, the rezone sites are located in the following school districts within the County:

- Western Placer Unified School District;
- Dry Creek Joint Elementary School District;
- Eureka Union School District;
- Loomis Union School District;
- Auburn Union School District;
- Ackerman Charter District;
- Placer Hills Union School District;
- Tahoe Truckee Unified School District;
- Roseville Joint Union High School District; and
- Placer Union High School District.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new residential units. Such development would result in an increase in the student population with the County, which would result in an increased demand on schools. Nonetheless, each residential development would be subject to payment of applicable school impact fees to fund necessary facility improvements at both of the school districts serving the project. According to SB 50, payment of the necessary school impact fees for the project would be considered full and satisfactory CEQA mitigation. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[...] legislative or adjudicative act [...] involving [...] the planning, use, or development of real property" (Government Code 65996[b]). Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of schools, and a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item XV-4:

As noted above, while the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once. In addition, the County owns and manages 21 active park properties, 15 passive parks/open space areas, seven beaches, and 44 miles of off-street trails.<sup>27</sup> Given that the parks and recreational facilities are spread throughout the County, the assumption

<sup>27</sup> Placer County. *Parks and Trails Master Plan*. April 2022.

can be made that residents would visit the parks and recreational facilities closest to them, and, therefore, would not overburden one single park or facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities.

Future residential development within the RM30 zone district would also be subject to the open space, common area, and recreation development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual. The development standards and design guidelines included in the Design Manual provide minimum square footage requirements for private and common outdoor living areas. Private areas are considered to be balconies, decks, patios, fenced yards, and similar areas outside the residence, while common areas are considered to be landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other improvements that enhance the outdoor environment. All future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met.

The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Parks and Recreation Facilities Impact Fees are intended to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Payment of fees is required prior to the issuance of building permits or at the earliest time permitted by law.

Based on the above, payment of fees would be adequate to ensure that future development on the rezone sites would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks. Thus, a ***less-than-significant*** impact would occur. No mitigation measures are required.

#### **Discussion Items XV-5, 6:**

The following section describes the proposed project's potential adverse physical effects associated with maintenance and construction of County roads and library facilities.

##### Roads

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The majority of the rezone sites are located within existing urbanized areas of the County and are served by an extensive road network. In addition, many of the rezone sites are located adjacent, or in close proximity to, major arterial roadways. While the construction of new roadways is not anticipated to occur as a result of the proposed project, if the future development of the sites would require the extension of new roads to serve the development, such construction of improvements and maintenance of improvements would be fully funded by the project applicant of the individual development proposal.

While traffic generated by future development of the rezone sites could result in an incremental increase in maintenance of County roads in the project area, such an increase would be limited due to the passenger car and light-duty truck trips typically associated with residential uses. Substantial road damage is typically caused by heavy-duty trucks and service vehicles. Currently, the County uses gasoline tax and federal and State funding for transportation infrastructure maintenance.

##### Libraries and Other Public Facilities and Services

Placer County maintains public facilities such as public libraries and community buildings which could potentially be used by residents of future residential development on rezone sites. However, a total of eight public libraries are located throughout the County, and given that the sites are spread throughout the County, the reasonable assumption can be made that residents would visit the libraries and other public facilities closest to them, and, therefore, would not overburden one single facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities. Furthermore, the project applicant of each individual development proposal would be required to pay a Public Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis. Public Facilities Impact Fees are used to construct or expand a range of facilities, including facilities for general administration, jails and public protection, health and human services, public works, and agriculture.<sup>28</sup> A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

---

<sup>28</sup> Placer County. *Development Impact Fee Report – Fiscal Year Ending June 30, 2022*. December 13, 2022.

**Conclusion**

Based on the above, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for maintenance of public facilities, including roads, or for other government services. Thus, a **less-than-significant** impact would occur. No mitigation measures are required.

**XVI. RECREATION:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	

**Discussion Items XVI-1, 2:**

As discussed under Section XV above, While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of a maximum of 7,503 new high-density residential units within the County. However, as discussed in Section XV, Public Services, of this Initial Study, future development of the rezone sites is anticipated to occur incrementally over the course of several years, rather than all at once, and given that the parks and recreational facilities are spread throughout the County, the reasonable assumption can be made that residents would visit the parks and recreational facilities closest to them. Therefore, the proposed project would not overburden one single park or facility such that additional demand generated by the proposed project would result in the need to alter existing facilities or construct new facilities. In addition, all future development within the RM30 zone district would be reviewed by County staff for conformance with the development standards and design guidelines established in the County's Multifamily and Mixed Use Design Manual, which would ensure that the minimum standards related to open space, common areas, and recreation are met. The project applicant of each individual development proposal would also be required to pay a Parks and Recreation Facilities Impact Fee to the County prior to issuance of building permits on a per unit basis, which would provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County.

Based on the above, payment of fees would be adequate to ensure that future development on the rezone sites would not generate any additional demand on existing recreational facilities in the project vicinity or increase use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated. Thus, the proposed project would result in a **less-than-significant** impact related to recreation. No mitigation measures are required.

**XVII. TRANSPORTATION – Would the project:**

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)	X			



2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)	X			
3. Result in inadequate emergency access or access to nearby uses? (ESD)	X			
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines Section 15064.3, subdivision (b)? (ESD)	X			

**Discussion Item XVII-1:**

At the beginning of 2019, updated CEQA Guidelines went into effect. The new Guidelines require CEQA lead agencies such as Placer County to transition from using “level of service” (LOS) to “Vehicle Miles Traveled” (VMT) as the metric for assessing transportation impacts under CEQA (see Section 15064.3). The State’s requirement to transition from LOS to VMT is aimed at promoting infill development, public health through active transportation, and a reduction in GHG emissions. Pursuant to the Guidelines, any project that did not initiate CEQA public review prior to July 1, 2020 must use VMT rather than LOS as the metric to analyze transportation impacts. LOS will still be used by the County for purposes of determining consistency with general plan and community plan goals and policies, but is no longer used for determining significant impacts under CEQA.

Consistent with the County of Placer Transportation Study Guidelines (November 2020), a Transportation Impact Study (TIS) is being prepared for the proposed project. However, pursuant to CEQA Guidelines Section 15064.3, impact significance in the Housing Element Sites Rezone Project EIR will be based upon VMT, whereas the results of a separate local transportation assessment (LTA) will be used to address consistency with Placer County General Plan goals and policies related to transportation, including adopted LOS policies. The results of the LTA regarding conflicts with County LOS policies will be made available by the County separate from the Housing Element Sites Rezone Project EIR.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses, which would result in an increase in vehicle miles traveled on the street system surrounding the project area. The project also has the potential to generate new bicycle and pedestrian traffic in areas where limited facilities exist to facilitate safe movement of bicyclists and pedestrians. Thus, there is a potential for the proposed project to result in conflicts with General Plan policies related to transportation facilities, including transit, roadway, bicycle, and pedestrian facilities. Therefore, a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Items XVII-2, 3:**

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites. The proposed increase in development intensity of the sites through future development of high-density residential land uses could cause an increase in traffic-related hazards or affect emergency access in the County, particularly for those sites in non-urban areas. Although a limited number of sites occur in the less developed areas of the County, further evaluation is required to determine if reasonably foreseeable future residential development could result in a potentially significant impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

*Further analysis of these potential impacts will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**Discussion Item XVII-4:**

Section 17.54.060 of the Placer County Code provides parking space requirements by land use. Although the proposed project does not include any site-specific development plans, designs, or proposals, each individual future development project would be required to comply with the parking space requirements included in Section 17.54.060

of the Placer County Code. Therefore, the proposed project would not result in insufficient parking capacity on-site or off-site, and a **less-than-significant** impact would occur. No mitigation measures are required.

#### Discussion Item XVII-5:

While the proposed project does not include any site-specific development plans, designs, or proposals, the reasonably foreseeable consequence of approval of the rezones is future development of high-density residential uses on the rezone sites, which would result in an increase in VMT associated with future residents travelling between the future on-site residences and other locations within the region. Further analysis of VMT will be conducted in the EIR to determine if project-related VMT would conflict with Placer County's adopted VMT thresholds. Therefore, the proposed project could result in VMT which exceeds an applicable threshold of significance, and a **potentially significant** impact could occur.

*Further analysis of this potential impact will be discussed in the Transportation chapter of the Housing Element Sites Rezone Project EIR.*

**XVIII. TRIBAL CULTURAL RESOURCES** – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or (PLN)	X			
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)	X			

#### Discussion Items XVIII-1, 2:

Placer County is located in lands historically occupied by the Nisenan (also known as the Southern Maidu), Miwok, and Washoe peoples.

Prior to Euro-American contact, Nisenan territory included the southern extent of the Sacramento Valley, east of the Sacramento River between the North Fork Yuba River and Cosumnes River on the north and south, respectively, and extended east into the foothills of the Sierra Nevada. Neighboring groups included the Plains Miwok on the south, Southern Patwin to the west across the Sacramento River beyond the Yolo Basin, and Konkow and Maidu to the north. Three Maiduan languages, Konkow, Maiduan, and Nisenan are regarded as a subgroup of Penutian stock. Ethnographers have also distinguished three Nisenan dialects: Northern Hill, Southern Hill, and Valley. The Hill and Valley sociopolitical groups were further divided into "tribelets" that exerted political control over particular geographical areas. Valley Nisenan usually located their settlements on low, natural rises, knolls along streams and rivers, or on gentle slopes with southern exposures. The Nisenan lived in semipermanent settlements, consisting of one village, or a number of smaller villages clustered around one large village. Family groups often lived away from the main village and had seasonal camps for resource procurement. Their houses were conical-shaped with coverings of bark, skins, and brush. Brush shelters were used in the summer and during gathering excursions. Most villages had bedrock mortar sites and acorn granaries.

The Miwok are members of four linguistically related groups indigenous to Northern California. The four groups include the Plains and Sierra Miwok, who's territory spanned the western slope and foothills of the Sierra Nevada, the Sacramento Valley, San Joaquin Valley and the Sacramento-San Joaquin Delta; the Coast Miwok whose territory spanned from the present-day location of Marin County and southern Sonoma County; the Lake Miwok which inhabited the Clear Lake basin of Lake County; and the Bay Miwok, which inhabited the present-day location of

Contra Costa County. As such, Placer County is located in lands historically occupied by the Plains and Sierra Miwok. The Plains and Sierra Miwok were once the largest group of the Miwok people. The village was the primary political unit in Miwok life, though alliances were likely to exist between villages and some basic understandings were widely held by the Miwok as a whole. Village size varied from two dozen to as many as several hundred individuals. Each village had a specific territory that belonged to the group. Because this territory encompassed several ecological life zones, the village could be reasonably sure that its need for food, clothing and shelter would be met. Diversity in the environment was important to survival.

Washoe ethnographic encampments have been noted in the eastern portions of Placer County, as well as in west Truckee, around Donner Lake and in Tahoe City. The ethnographic record suggests that during the mild season, small groups of Washoe traveled through high mountain valleys collecting edible and medicinal roots, seeds, and marsh plants. In the higher elevations, men hunted large game (mountain sheep, deer) and trapped smaller mammals. The Truckee River and its tributaries were important fisheries year-round. Suitable tool stone (such as basalt) was quarried in various locales. The Washoe have a tradition of making long treks across the Sierran passes for the purpose of hunting, trading, and gathering acorns. These aboriginal trek routes, patterned after game trails, are often the precursors of historic and modern road systems. Archaeological evidence of these ancient subsistence activities is found along the mountain flanks as temporary small hunting camps containing flakes of stone and broken tools. In the high valleys more permanent base camps are represented by stone flakes, tools, grinding implements, and house depressions.

The proposed project does not include any site-specific development plans, designs, or proposals at this time. However, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 45 undeveloped sites, and future redevelopment of the remaining 29 sites that are currently developed with new high-density residential uses. Given the extent of documented Native American occupations within the project region, unknown tribal cultural resources have the potential to be uncovered during ground-disturbing activities associated with future development on the rezone sites.

To aid in the determination of the presence or absence of tribal cultural resources, the County is in the process of conducting tribal outreach pursuant to AB 52 and SB 18. However, at this time, the presence or absence of tribal cultural resources cannot be known. Therefore, further analysis is required and a **potentially significant** impact to tribal cultural resources could occur.

*Further analysis of this potential impact will be discussed in the Tribal Cultural Resources chapter of the Housing Element Sites Rezone Project EIR.*

#### **XIX. UTILITIES & SERVICE SYSTEMS – Would the project:**

<b>Environmental Issue</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			<b>X</b>	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			<b>X</b>	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			<b>X</b>	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EE)			<b>X</b>	

5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EE)			X	
---	--	--	---	--

**Discussion Item XIX-1, 3:**

While the proposed project does not include any site-specific development plans, designs, or proposals at this time, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses. Brief discussions of the water, sewer service, stormwater drainage, electrical, propane, and telecommunications facilities that would serve future residential development on rezone sites are included below.

Water

Table 3 presents the water districts that would be anticipated to provide service to the rezone sites, as well as the number of rezone sites that are located within each district. Sites #54, #55, #58, #65, #66, and #67 are located within District boundaries but are not currently being served by the District and would be required to annex into the serving District. Future development on the rezone sites would be required to connect to a public water system, with the exception of Sites #54 and #55.<sup>29</sup> The existing water infrastructure that is located within the vicinity of each rezone site is included in the Site Inventory Forms prepared for the proposed project (see Appendix A). As presented therein, existing public water infrastructure is generally located on-site, stubbed at the property boundary of the rezone sites, or available in nearby roadways. Such infrastructure would be used to provide water service to future residential development on the rezone sites. As such, the proposed project would not require major relocation or expansion of any water infrastructure, the construction of which could cause significant environmental effects.

<b>Table 3</b> <b>Placer County Water Districts</b>	
<b>Water District</b>	<b>Number of Rezone Sites<sup>1</sup></b>
San Juan Suburban Water District	11
Community Service Area 28/Zone 6 – Sheridan	2
Alpine Springs County Water District	1
CAL-AM	10
TDPUD	3
Christian Valley Park Community Services District (CSD)	1
Heather Glen CSD	2
Nevada Irrigation District (NID)	9
PCWA	35
<b>Total</b>	<b>74</b>
<sup>1</sup> The Site Inventory Forms provided as Appendix A to this Initial Study identify the Water District that each rezone site is located within.	

Sewer Service

Sewer service would be provided to the rezone sites by Placer County. Sewer services provided by Placer County include the operation and maintenance of 44 sewer pump stations, five wastewater treatment facilities, almost 300 miles of sewer pipe, and over 450 Septic Tank Effluent Pump (STEP) systems.

Table 4 presents the Sewer Maintenance Districts (SMDs) that would provide service to the rezone sites, as well as the number of rezone sites that are located within each SMD. Similar to above, Sites #4 and Site #67 are located within SMD boundaries but are currently not served by an SMD. Each future development project would be subject to the County's sewer connection fees, pursuant to Section 13.12.350 of the Placer County Code. Each connection fee would be used for wastewater treatment facility upgrades, system upgrades, and ongoing maintenance. Future residents would also be subject to payment of a monthly sewer fee to the County to fund ongoing provision of sewer services.

The existing sewer infrastructure that is located within the vicinity of each rezone site is included in the Site Inventory Forms prepared for the proposed project (see Appendix A). As presented therein, existing public sewer infrastructure is generally stubbed at the property boundary of the rezone sites or available in nearby roadways. Such infrastructure would be used to provide sewer service to future development on the rezone sites. As such, the proposed project would not require major relocation or expansion of any sewer service infrastructure, the construction of which could cause significant environmental effects.

<sup>29</sup> Sites #54 and #55 do not have direct access to a public water supply system.

<b>Table 4</b> <b>Placer County Sewer Maintenance Districts</b>	
<b>Sewer Maintenance District</b>	<b>Number of Rezone Sites<sup>1</sup></b>
Dry Creek SMD	10
SPMUD	10
SMD 1	35
SMD 2	11
Applegate SMD	2
Sheridan SMD	2
Alpine Springs County Water District	1
TDPUD	3
<b>Total</b>	<b>74</b>
<sup>1</sup> The Site Inventory Forms provided as Appendix A to this Initial Study identify the Sewer District that each rezone site is located within.	

Given that the rezone sites are located within several different SMDs, wastewater generated by future residential development on each rezone site would be conveyed to the nearest wastewater treatment facility in the vicinity of each site. As discussed above, five wastewater treatment facilities are located within the County. Buildout of the rezone sites may result in the need for upgrades to existing infrastructure depending on the size and location of future development. However, pursuant to General Plan Policy 4.D.3, the project applicant of each future residential development project on the rezone sites would be required to provide written certification from the service provider that either existing services are available or needed improvements would be made prior to occupancy of the development. Compliance with General Plan Policy 4.D.3 would ensure that adequate capacity would be available to serve the projected demand generated by the future residential development of each rezone site, in addition to the County's existing commitments. To ensure compliance with General Plan Policy 4.D.3, future residential development projects would be required to comply with the following condition:

*As part of the Zoning Clearance application for multifamily development on the rezone sites, applicants shall provide written certification, such as a will-serve letter, from the service provider that either existing services are available or that improvements to the infrastructure must be made prior to occupancy of the development.*

It is acknowledged that there is a limited potential for the use of private septic systems should adequate space be available on a particular site to accommodate the system, and access to public sewer is constrained. Any private septic system would be required to comply with the County's On-Site Sewage Manual.

#### Stormwater Systems

The proposed project does not include any site-specific development plans, designs, or proposals at this time, and, therefore, on-site stormwater drainage systems are unknown. Nonetheless, Mitigation Measures X-1 and X-2 would require preparation of a Final Drainage Report prior to the approval of each future development project. In general, the Final Drainage Reports will specify the existing conditions of each rezone site, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from each project, as well as water quality protection features and methods to be used during construction, and long-term post-construction water quality measures. Each Final Drainage Report would also provide details showing that stormwater run-off peak flows and volumes would be reduced to at least pre-project conditions through the installation of detention/retention facilities. In addition, as discussed in Section X, Hydrology and Water Quality, of this Initial Study, Placer County is covered by a MS4 Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. As such, stormwater discharges associated with future development of the identified rezone sites are subject to all applicable requirements of said permit. Specifically, regulated projects are required to divide the project area into DMAs and implement and direct water to appropriately-sized SDMs and Baseline Hydromodification Measures to each DMA. Source control measures must be designed for pollutant-generating activities or sources consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and must be shown on the Improvement Plans. In addition, all future development associated with the proposed project would be required to comply with all requirements of the PCSWMM and the RWQCB. Implementation of Mitigation Measures X-3 through X-6 would ensure that all future development associated with the proposed project would comply with the stormwater discharge requirements of the County's MS4 Permit, PCSWMM, and the RWQCB, as well as the CASQA Handbook.

#### Other Utilities

As discussed previously, while the majority of the rezone sites would be provided electricity by PG&E, four rezone sites located within the Dry Creek/West Placer Community Plan (Sites #1, #2, #9, and #10) would be provided



electricity by SMUD, and four rezone sites located within the Tahoe/Truckee area (Sites #44, #45, #68 and #69) would be provided electricity by Liberty Utilities. The majority of the rezone sites are located within existing urbanized areas of the County in close proximity to major roadway corridors such as I-80, Auburn Folsom Road, Douglas Boulevard, Sierra College Boulevard, SR 49, SR 89, and SR 267, and are served by an extensive road network. Electricity and telecommunications utilities are anticipated to be provided by way of connections to existing infrastructure located along roadways within the immediate vicinity of the rezone sites. Therefore, the proposed project would not require major upgrades to, or extension of, existing infrastructure related to electricity or telecommunication utilities.

In addition, natural gas services would be provided to the majority of the rezone sites by PG&E; however, natural gas infrastructure may not be available for the rezone sites located in more rural areas of the County, particularly within the eastern portion of the County. As such, propane tanks would be installed as necessary on such sites in accordance with state and local regulations, and, therefore, the proposed project would not require major upgrades to, or extension of, existing infrastructure related to natural gas utilities.

### Conclusion

Based on the above, the project would result in a **less-than-significant** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, propane, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No mitigation measures are required.

### **Discussion Item XIX-2:**

Future development on the rezone sites would be required to connect to a public water system, with the exception of Sites #54 and #55.<sup>30</sup> Groundwater use would be limited to the public systems in eastern Placer, Sites #11 and #12 in Sheridan, and Sites #54 and #55.

Table 3 above presents the water districts that would provide service to the rezone sites, as well as the number of rezone sites that are located within each district. The following discussion includes a programmatic analysis of whether the water districts presented in Table 4 would have sufficient water supplies available to serve reasonably foreseeable future development on the rezone sites during normal, dry and multiple dry years.

### Community Service Area 28/Zone 6 – Sheridan

The Placer County Environmental Engineering Division manages Community Service Area (CSA) 28/Zone 6 which provides water service to a total of 184 customers within the 209-acre Sheridan service area. The CSA 28/Zone 6 water system is supplied water by three public groundwater wells owned and operated by the County. The wells are regulated by the SWRCB Division of Drinking Water, and pump groundwater from the North American Subbasin.

As discussed in Section X, Hydrology and Water Quality, of this Initial Study, the North American Subbasin is within the jurisdiction of the WPGSA, which was formed in 2017 to manage portions of the North American Subbasin by protecting against overdraft and creating sustainable water supplies. According to the California DWR, the North American Subbasin has been identified as a high-priority basin; however, the basin is not identified as being in a state of overdraft.<sup>31</sup>

According to CSA 28/Zone 6, average annual groundwater extractions in the North American Subbasin basin are less than the estimated sustainable yield for the basin. As such, CSA 28/Zone 6 has indicated that adequate capacity is available to serve future development within the Sheridan service area.<sup>32</sup> Two rezone sites, Sites #11 and #12 are located within the CSA 28/Zone 6 service area. Future development of Sites #11 and #12 could result in a maximum increase of up to 57 units within the CSA 28/Zone 6 service area. Therefore, given that adequate capacity is available to serve future development within Sheridan, and due to the relatively minor increase in units (i.e., 57 units) that could be developed within the CSA 28/Zone 6 service area as an indirect result of the proposed project, CSA 28/Zone 6

<sup>30</sup> Sites #54 and #55 are within the Heather Glen CSD, but do not have direct access to the public water supply system. Therefore, water is anticipated to be provided to future development by on-site groundwater wells. However, Sites #54 and #55 are not located within a groundwater basin. Rather, groundwater would be provided by fractured hard rock aquifer(s). Recharge to fractured-bedrock aquifers is mainly from stream-channel infiltration and direct infiltration of precipitation and snow melt. Sedimentary basin aquifers also are recharged by mountain-front recharge at the margins of the basins. Because fractured hard rock groundwater systems may be discontinuous, drawdown of groundwater levels in one well is less likely to affect groundwater levels in neighboring wells in the area. Therefore, adequate groundwater supplies would be available to serve Sites #54 and #55, if future development of such sites occurs.

<sup>31</sup> California Department of Water Resources. *California's Critically Overdrafted Groundwater Basins*. January 2020.

<sup>32</sup> West Yost Associates. *Capacity Analysis of Sheridan Water and Wastewater Systems*. May 7, 2020.

would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

#### Alpine Springs County Water District

Alpine Springs County Water District provides water service to the residents of Alpine Meadows, a five-square-mile community located along SR 89 in the Tahoe region of unincorporated Placer County. Alpine Springs County Water District's existing water system ranges in elevation from approximately 6,530 feet to 6,920 feet above sea level. To maintain appropriate water pressures to customers throughout this elevation range, the system is divided into four main pressure zones, from Zone 1 at the top to Zone 4 at the bottom.

The water system is primarily supplied by four springs that flow freely into the distribution system. A groundwater well called the Alpine Meadows Estates Well Number 1 was installed in 2015 but is rarely used due to concerns related to the well pump hydraulic parameters, as well as sufficient capacity from the four springs. Alpine Springs County Water District also owns two additional groundwater wells at the bottom of the system that are not currently used to supply drinking water demands. The District also has five water storage tanks that serve to equalize daily fluctuations between supply and demand, supply water for firefighting, and meet demands during emergencies such as unplanned supply source outages. Tank 4 was replaced in 2019 after the original tank failed; the other four tanks were installed in the early 1960s and have undergone only minor repairs since.

One rezone site would be provided water by Alpine Springs County Water District. According to Table 6.1 of the Alpine Springs County Water District Water Master Plan, the District's water system has supply deficiencies under existing and 2045 demand conditions due to lack of standby pumping capacity at the Alpine Meadows Estates Well Number 1. However, the Water Master Plan noted that adding a standby pump at the facility would mitigate existing and projected supply deficiencies. In addition, the Water Master Plan noted that according to historical flow records, Alpine Springs County Water District's springs have maintained consistent flows since Alpine Springs County Water District began keeping records in the early 2000s, indicating that groundwater supplies are stable.

Given that average annual groundwater extractions in the basin have been stable since 2000, and due to the relatively minor increase in units that could be developed within the Alpine Springs County Water District as an indirect result of the proposed project, the Alpine Springs County Water District would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry, and multiple dry years.

#### TDPUD

As discussed in Section X, Hydrology and Water Quality, of this Initial Study, according to the TDPUD's 2020 UWMP, the main source of water for the TDPUD is obtained through the pumping of groundwater from the MVGB. Nonetheless, according to the DWR, the MVGB is classified as "Very Low" priority. In addition, according to a Hydrogeologic Support Study conducted for the MVGB, groundwater levels have largely remained stable in the MVGB for at least 25 years, including during the drought of the early 1990s, the wet years of the late 1990s, and recent drought conditions.<sup>33</sup> In addition, average annual groundwater extractions in the basin since 1990 were estimated to be approximately 7,000 AFY, which is less than one third of the estimated sustainable yield of 22,000 AFY for the basin. The Hydrogeologic Support Study also found that future groundwater demands, which were based on 2035 buildout conditions included in the TDPUD 2015 UWMP, are estimated at approximately 13,000 AFY, which is still well below the sustainable yield estimate for the basin.

Given that average annual groundwater extractions in the basin since 1990 are substantially less than the estimated sustainable yield for the basin, and due to the relatively minor increase in units (i.e., 147 units) that could be developed within the TDPUD as an indirect result of the proposed project, the TDPUD would have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

#### Nevada Irrigation District

NID supplies water to southern Nevada County, including the Penn Valley community, as well as parts of northern Placer County and a small portion of Yuba County. NID obtains its surface water from the Yuba River, Bear River, and Deer Creek watersheds.

According to the NID 2020 UWMP, the NID's water supplies are sufficient to meet current and future customer demands during normal hydrologic years. However, future demand could exceed the water supply available during single dry-year and multiple dry-year scenarios due to projected reduced watershed runoff, illustrating the highly variable reliability of a snowpack-based supply system during drought periods. It should be noted however that the

---

<sup>33</sup> GEI Consultants. *Alternative Submittal Hydrogeologic Support Study*. November 18, 2016.

snowpack can still be considerable and help offset demands, as has been recently demonstrated. The California DWR has noted that the snowpack in the Sierra was 205 percent of the average in February 2023,<sup>34</sup> 190 percent of the average for March 2023,<sup>35</sup> 237 percent of the average for April 2023,<sup>36</sup> and 254 percent of the average for May of 2023.<sup>37</sup> Notwithstanding, there are numerous management and operational efforts available to NID to address supply shortfall during drought periods. Demand reductions, carryover storage strategies, system operational strategies, supplemental supplies, increased storage, and others are all options to evaluate in creating NID's future water resources management supply strategy in the Plan for Water process.<sup>38</sup> In its 2020 UWMP, NID assumed carryover water would be reduced by the same quantity as the watershed runoff (approximately 81 percent). This is likely a conservative assumption as carryover storage is water from the previous year that is stored in reservoirs. NID documents carryover storage in Normal years is expected to be over 140,000 acre-feet (see Section 6.2 and Table 6-4 of the UWMP). It is possible that the year prior to a Single Dry Year would not be as dry as the Single Dry Year and therefore carryover storage would be closer to the value for a Normal Year. A larger value of carryover storage would translate to less severe water supply deficits. NID will be reviewing the assumptions in the 2020 UWMP as part of the Plan for Water.

This project would be subject to any applicable water demand cutbacks during droughts, similar to other NID potable water customers who are served by NID. NID's Drought Plan (Water Shortage Contingency Plan), outlined in Section 6 of the District's 2020 UWMP, includes a six-stage plan describing specific actions to reduce water demand by up to 50 percent in the event of a water supply shortage or emergency. In 2015, as a response to the Governor's Executive Order, NID also passed a resolution for treated water conservation to achieve 36 percent water use reduction from 2013 water use between the months of May through September. NID's customers were able to achieve the target reductions during a number of months in 2015 and 2016. For all of 2015 and 2016, water reduction was 27 percent and 22 percent, respectively. During multiple dry years, NID's Water Shortage Contingency Plan would take effect and mandatory conservation would help decrease the shortfall. According to NID staff, if supplies become extremely critical, drinking water supplies may be reduced but would not be cut off to protect public health and safety.

As further documented in the UWMP, NID has rights to water from the Bear River and South Yuba River. Because NID is not the senior water right holder, none of the water supply available to NID from these sources has been included in the UWMP water supply projections. However, the UWMP documents that it is likely that NID would receive at least a portion of their rights to water from the Bear River and South Yuba River in dry years.<sup>39</sup> This would reduce the potential water shortage in single dry and multiple dry years.

As a result of the above factors, reasonably foreseeable residential development on the rezone sites is not anticipated to substantially exacerbate water supply deficiencies beyond what has been anticipated.

#### PCWA, San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD

As shown in Table 3 above, the majority of the rezone sites would be provided water by PCWA, the San Juan Suburban Water District, and CAL-AM. In addition, one rezone site would be provided water by the Christian Valley Park CSD. The San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD are all provided wholesale water from PCWA, and, as a result, PCWA planned for the districts' water demands in the PCWA 2020 UWMP. Therefore, the following discussion is based on the PCWA 2020 UWMP to determine whether PCWA, the San Juan Suburban Water District, CAL-AM, and Christian Valley Park CSD have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

<sup>34</sup> California Department of Water Resources. *Second Snow Survey Reflects Boost from Atmospheric Rivers*. Available at: <https://water.ca.gov/News/News-Releases/2023/Feb-23/Second-Snow-Survey-Reflects-Boost-from-Atmospheric-Rivers>. Accessed September 2023.

<sup>35</sup> California Department of Water Resources. *California's Snowpack Shows Huge Gains from Recent Storms*. Available at: <https://water.ca.gov/News/News-Releases/2023/March-23/March-2023-Snow-Survey>. Accessed June 2023.

<sup>36</sup> California Department of Water Resources. *California's Snowpack is Now One of the Largest Ever, Bringing Drought Relief, Flooding Concerns*. Available at: <https://water.ca.gov/News/News-Releases/2023/April-23/Snow-Survey-April-2023>. Accessed September 2023.

<sup>37</sup> California Department of Water Resources. *DWR Conducts May 1 Snow Survey to Continue to Collect Data on Spring Runoff*. Available at: <https://water.ca.gov/News/News-Releases/2023/May-2023/May-2023-Snow-Survey>. Accessed September 2023.

<sup>38</sup> The NID is in the early stages of a long-term visioning and planning effort to better understand potential future conditions and needs, and identify management and operational practices to meet those needs. The process, "Plan For Water," will identify optional water management practices when triggering points in supply, demand, regulatory, legal, and other events are reached. These practices may include supply projects, demand management efforts, operational changes, policy changes, and others.

<sup>39</sup> Nevada Irrigation District. *2020 Urban Water Management Plan* [pg. 31]. July 2021.

Table 5 presents PCWA's projected supply and demand during normal, single dry, and multiple dry years in AFY. As shown in Table 5, PCWA has ample water supplies available to serve reasonably foreseeable future development during normal, dry, and multiple dry years through 2040, and for full buildout conditions of the PCWA service area.

Demand estimates for future development within the PCWA Service Area are based on growth estimates for the region and service area, including buildout estimates from the County General Plan and applicable Community Plans. The rezone sites are all currently zoned for residential or commercial uses, and, thus, increased water demand associated with buildout of the rezone sites has generally been accounted for in regional planning efforts. Although the future residential development on the rezone sites would increase water demand, given the excess water supply available to the PCWA service area, the increased demand is not anticipated to be sufficient such that PCWA would not have sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years.

Table 5 Water Demand Versus Supply During Normal, Single Dry, and Multiple Dry Years						
Hydrologic Condition		Supply and Demand Comparison, AFY				
		2025	2030	2035	2040	Buildout
<b>Normal Year</b>						
Water Supply		250,800	290,300	292,300	295,800	297,800
Water Demand		174,725	184,171	197,460	226,988	253,416
<i>Difference</i>		76,075	106,129	95,340	68,812	44,384
<b>Single Dry Year</b>						
Water Supply		185,550	207,550	210,050	213,050	215,050
Water Demand		141,078	148,926	160,380	188,488	214,916
<i>Difference</i>		44,472	58,624	49,670	24,562	134
<b>Multiple Dry Year</b>						
Multiple Dry Year 1	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 2	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 3	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 4	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934
Multiple Dry Year 5	Water Supply	249,100	279,850	282,350	285,350	287,350
	Water Demand	145,725	155,170	168,460	197,988	224,416
	<i>Difference</i>	103,375	124,680	113,890	87,362	62,934

**Source: PCWA 2020 UWMP [Table 7-5 through Table 7-7], 2021.**

#### Conclusion

Based on the above, sufficient water supplies would be available to serve reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, the project would result in a **less-than-significant** impact. No mitigation measures are required.

#### Discussion Item XIX-4, 5:

Placer County contracts with two solid waste hauling and disposal companies to provide service in the unincorporated areas of the County: Tahoe Truckee Sierra Disposal (TTSD) and Recology Auburn Placer. Based on the service area boundaries of the two companies, four rezone sites would be serviced by TTSD (Sites #44, #45, #68, and #69), and the remaining 70 rezone sites, located within the Auburn/Bowman, Dry Creek/West Placer, Granite Bay, Horseshoe Bar/Penryn, and Weimar/Applegate/Clipper Gap Community Plan areas, would be serviced by Recology Auburn Placer.

The following discussion includes an analysis of the potential for future development of the rezone sites located within the TTSD and Recology Auburn Placer service areas to result in impacts related to solid waste disposal.

Tahoe Truckee Sierra Disposal Service Area

As discussed above, TTSD would provide service to four identified potential rezone sites after implementation of the proposed project. Based on the acreage of the sites, a maximum of 195 high density residential units could require service from TTSD due to implementation of the proposed project.

Solid waste generated by future development of the rezone sites would continue to be transported to Placer County's Eastern Regional Transfer Station, and then to the Lockwood Regional Landfill which is a municipal solid waste facility located in Storey County, off I-80, east of Sparks, Nevada. The Eastern Regional Transfer Station is located west of SR 89, approximately three miles south of Truckee, and five miles north of the intersection of SR 89 and Olympic Valley Road. Solid waste is sorted at this facility to recover recyclable materials. After the garbage has been sorted, materials that cannot be recycled would be taken to the Lockwood Regional Landfill. The Lockwood Regional Landfill, located in Nevada, covers 856 acres and has a waste volume of 302 million cubic yards. In 2016, the Lockwood Regional Landfill accepted an average of 2,960 tons of solid waste per day. The volume of waste conveyed to the Lockwood Regional Landfill from California communities accounts for 7.5 percent of municipal solid waste at the landfill. The Lockwood Regional Landfill has a remaining capacity of 267 million cubic yards and an estimated closure date of 2150.

During operation of future residential units on rezone sites, the residents would produce solid waste that would be collected by TTSD and transferred to the Lockwood Regional Landfill. Operational solid waste generation from the 195 high density residential units has been estimated based on an average waste generation rate for multifamily residential development of 5.1 pounds per unit per day.<sup>40</sup> As such, at maximum buildout conditions approximately 994.5 pounds of solid waste per day would be generated by the future high-density residential developments, equating to approximately 181.5 tons per year, or an approximately 0.02 percent increase as compared to the average amount of waste accepted by the facility in 2016. This small contribution to the facility's total annual permitted capacity would not be considered a substantial amount of waste, and the facility has adequate capacity to accept such waste.

Due to the relatively minor increase in units that could be developed within the TTSD service area as an indirect result of the proposed project, and the substantial amount of available capacity remaining at the Lockwood Regional Landfill, sufficient capacity would be available to accommodate the solid waste disposal needs associated with future residential development of the rezone sites within the TTSD service area. In addition, pursuant to the CAL Green Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. Therefore, the proposed project would not result in a significant impact related to solid waste generation associated with future development of the rezone sites located within the TTSD service area.

Recology Auburn Placer Service Area

As discussed above, Recology Auburn Placer would provide service to 70 identified potential rezone sites after implementation of the proposed project. Based on the acreage of the sites, a maximum of 7,308 high density residential units could require service from Recology Auburn Placer due to implementation of the proposed project.

Solid waste collected by Recology Auburn Placer is then delivered to the Western Placer Waste Management Authority (WPWMA) Materials Recovery Facility (MRF) where waste is processed, recyclables are recovered, and residuals are disposed. The MRF is located near SR 65, between Roseville and Lincoln, at the corner of Athens Avenue and Fiddymont Road. The MRF has a permitted processing limit of 1,750 tons per day.<sup>41</sup> On average, the MRF received 884.86 tons of material per day between January 1 and November 9, 2021, serving 661.7 vehicles, which is notably less than the permitted amounts. While the permitted processing limit remains the same, the MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day.<sup>42</sup> Considering the remaining permitted daily capacity at the MRF averages 865 tons, the MRF has a remaining annual capacity of at least 315,725 tons.

Non-recyclable materials are sent to the Western Regional Sanitary Landfill (WRSL) for disposal, which is co-located at the MRF site. The 291-acre WRSL is permitted to accept 1,900 tons per day and 624 vehicles per day. Between January 1 and November 9, 2021, the landfill received an average of 862.14 tons of waste per day, serving 144

<sup>40</sup> California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed October 2023.

<sup>41</sup> California Department of Resources Recycling and Recovery (CalRecycle). *Western Placer Waste Mgmt Authority MRF (31-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2537?siteID=2269>. Accessed August 2023.

<sup>42</sup> Placer County Department of Public Works, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.



vehicles. The WRSL has a permitted design capacity of 36,350,000 cubic yards and, as of December 2021, has a remaining capacity of 22,690,011 cubic yards. Under current land use and development conditions, the WRSL has a permitted lifespan extending to 2058.<sup>43</sup>

The reasonably foreseeable residential development associated with the proposed project would generate solid waste associated with construction activities as well as from residents of the future high-density residential developments.

Construction debris would be disposed of in accordance with applicable federal, State, and local regulations and standards. As discussed above, pursuant to the CAL Green Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. In addition, construction waste generation represents a short-term increase in waste generation. Therefore, the proposed project would not result in a significant impact related to solid waste generation during future construction activities.

During operation of future residential units on rezone sites, the residents would produce solid waste that would be collected by the Recology and transferred to the WRSL. Operational solid waste generation from the 7,503 high density residential units has been estimated based on an average waste generation rate for multifamily residential development of 5.1 pounds per unit per day.<sup>44</sup> As such, at maximum buildout conditions approximately 38,265 pounds of solid waste per day would be generated by the future high-density residential developments. A total of 38,265 pounds of solid waste per day would equate to approximately 6,983 tons per year, or one percent of the WRSL's annual permitted capacity. A contribution of a maximum of 0.98 percent of the WRSL's total annual permitted capacity would not be considered a substantial amount of waste, and the WRSL has adequate capacity to accept such waste.

#### Conclusion

Based on the above, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a **less-than-significant** impact would occur. No mitigation measures are required.

**XX. WILDFIRE** – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)	X			
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)	X			
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)	X			
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)	X			

<sup>43</sup> Placer County Department of Public Works, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. August 2022.

<sup>44</sup> California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed October 2023.

**Discussion – All Items:**

According to the CAL FIRE and Resource Assessment Program, lands located within or near state responsibility areas are scattered throughout the County. In addition, wildfire threat within the County ranges from Moderate to Very High. The highest threat occurs in the Sierra Nevada, which is considered a Very High Fire Hazard Severity Zone (FHSZ), whereas the County's valley and foothill regions are considered Moderate and High FHSZs. Placer County has adopted various plans related to emergency response and evacuation including the Placer County Local Hazard Mitigation Plan, Placer County and Placer Operational Area Emergency Operations Plan, and the Placer County Community Wildfire Protection Plan. Further analysis is required in order determine whether future development of the rezone sites would have the potential to substantially impair emergency response and evacuation or exacerbate wildfire risks within the County. Thus, a **potentially significant** impact could occur.

*Further analysis of these potential impacts will be discussed in the Fire Protection and Wildfire chapter of the Housing Element Sites Rezone Project EIR.*

**F. MANDATORY FINDINGS OF SIGNIFICANCE:**

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	X	

**Discussion Item F-1:**

As discussed in Section IV, Biological Resources, Section V, Cultural Resources, and Section XVIII, Tribal Cultural Resources, of this Initial Study, further analysis is required to determine whether the proposed project would: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory.

*Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.*

**Discussion Item F-2:**

As discussed throughout this Initial Study, while the proposed project does not include any site-specific development plans, designs, or proposals at this time, the reasonably foreseeable consequence of approval of the proposed rezones is future development of the 74 rezone sites with a maximum of 7,503 new high-density residential uses. Future development of the rezone sites, in conjunction with other development within Placer County, could incrementally contribute to cumulative impacts in the project area. Thus, further analysis is necessary to determine if the proposed project would result in cumulatively considerable impacts. In particular, the proposed project has the potential to result in cumulative impacts related to the following: Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Noise; Transportation; Tribal Cultural Resources; and Fire Protection and Wildfire.

*Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.*

**Discussion Item F-3:**

As described in this Initial Study, implementation of the proposed project could result in significant impacts related to air quality and GHG emissions; noise; transportation; and fire protection and wildfire. As such, the project could cause substantial adverse effects on human beings.

*Further analysis of these potential impacts will be discussed in the Housing Element Sites Rezone Project EIR.*

**G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES** whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input checked="" type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

**H. DETERMINATION** – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	The proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
-------------------------------------	--

**I. ENVIRONMENTAL REVIEW COMMITTEE** (Persons/Departments consulted):

Planning Services Division, Kally Kedingen-Cecil, Chairperson  
 Planning Services Division-Air Quality, Angel Green  
 Engineering and Surveying Division  
 Department of Public Works-Transportation, Katie Jackson  
 Flood Control and Water Conservation District, Brad Brewer  
 DPW- Parks Division  
 HHS-Environmental Health Services, Danielle Pohlman  
 Placer County Fire Planning/CDF, Derek Schepens

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Leigh Chavez, Environmental Coordinator

**J. SUPPORTING INFORMATION SOURCES:** The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available at the following web address: <https://www.placer.ca.gov/2526/Environmental-Impact-Reports>

<b>County Documents</b>	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plans	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
<b>Trustee Agency Documents</b>	<input type="checkbox"/>	
	<input type="checkbox"/> Department of Toxic Substances Control	
<b>Site-Specific Studies</b>	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey

		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West and East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/> BMP Plan
		<input type="checkbox"/> SWQP
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> Fire Safe Plan

# **Appendix A**

## **Site Inventory Forms**



Site Number: 1

# 2575 PFE Road

(APN: 474-130-001-000)

**Ownership:** Long Bruce M. Trustee ET AL

**Existing Uses:** Residence

**Acres:** 4.3

**Gross Potential Unit Count:** Minimum:86, Maximum: 129

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not found within a radius of 600 ft. Creekview Ranch or Mill Creek Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 24" water pipe in PFE Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 2

# Antelope Road

(APN: 474-130-002-000)

**Ownership:** Hadsell Kenneth Dale & Barbara Anita

**Existing Uses:** Vacant

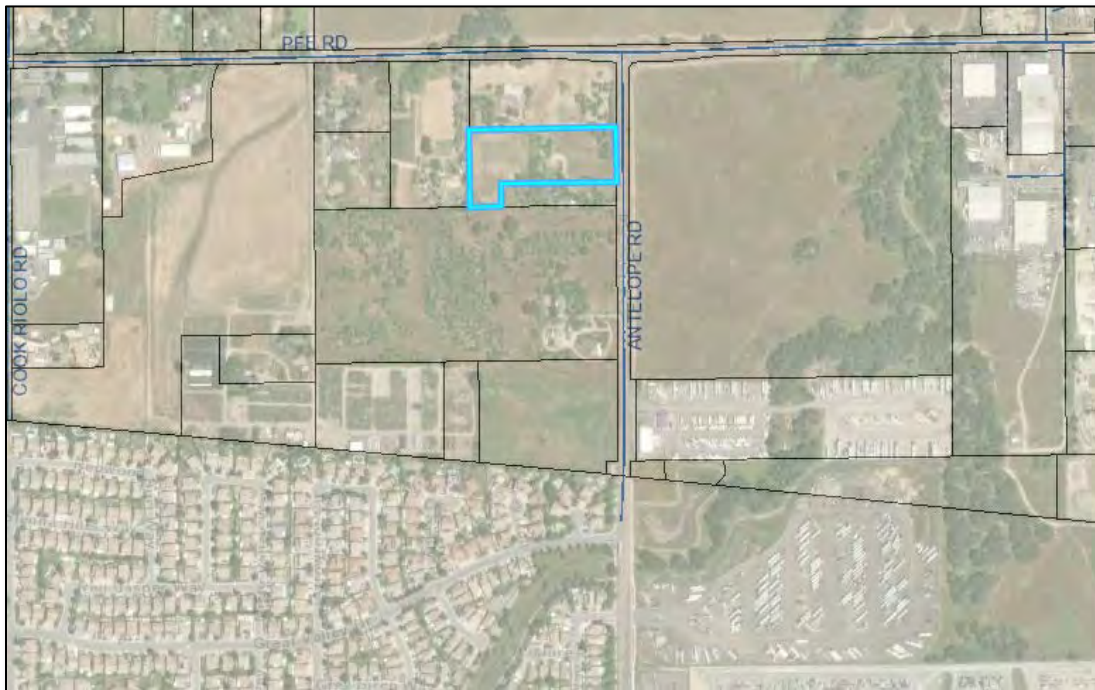
**Acres:** 3.7

**Gross Potential Unit Count:** Minimum:74, Maximum: 111

**Zoning:** OP-Dc

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Professional Office



**Surrounding Land Description:** Single-Family Residential and Vacant

**PCCP Land Use:** Plan Area B1, developed with a home



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** Not Found within a radius of 600 feet. Creekview Ranch Development will construct sewer along PFE that can serve this parcel.
- **Water District:** Cal-Am Water
- **Existing Water Pipe:** 36" water pipe in Antelope Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Non-Wildland/Non-Urban

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 3

# 8230 Brady Lane 1

(APN: 473-010-012-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

**Acres:** 4.4

**Gross Potential Unit Count:** Minimum:88, Maximum: 132

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Valley – Stream System, Vernal Pool Complex (VPC) Low, Valley Foothill Riparian



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (275), City of Roseville, Brady Lane or 6" SS stub 200 ft from Brady Vineyard development on adjacent parcel to west. Sewer easement will be required on adjacent parcels for either connection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 4

# 8230 Brady Lane 2

(APN: 473-010-013-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

**Acres:** 10.3

**Gross Potential Unit Count:** Minimum:206, Maximum: 309

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek (annexation needed)
- **Existing Sewer Pipe:** 6" SS stub near southern parcel line from Brady Vineyard development to south.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 5

# 8230 Brady Lane 3

(APN: 473-010-014-000)

**Ownership:** Kolovos George P. TR ET AL

**Existing Uses:** Vacant

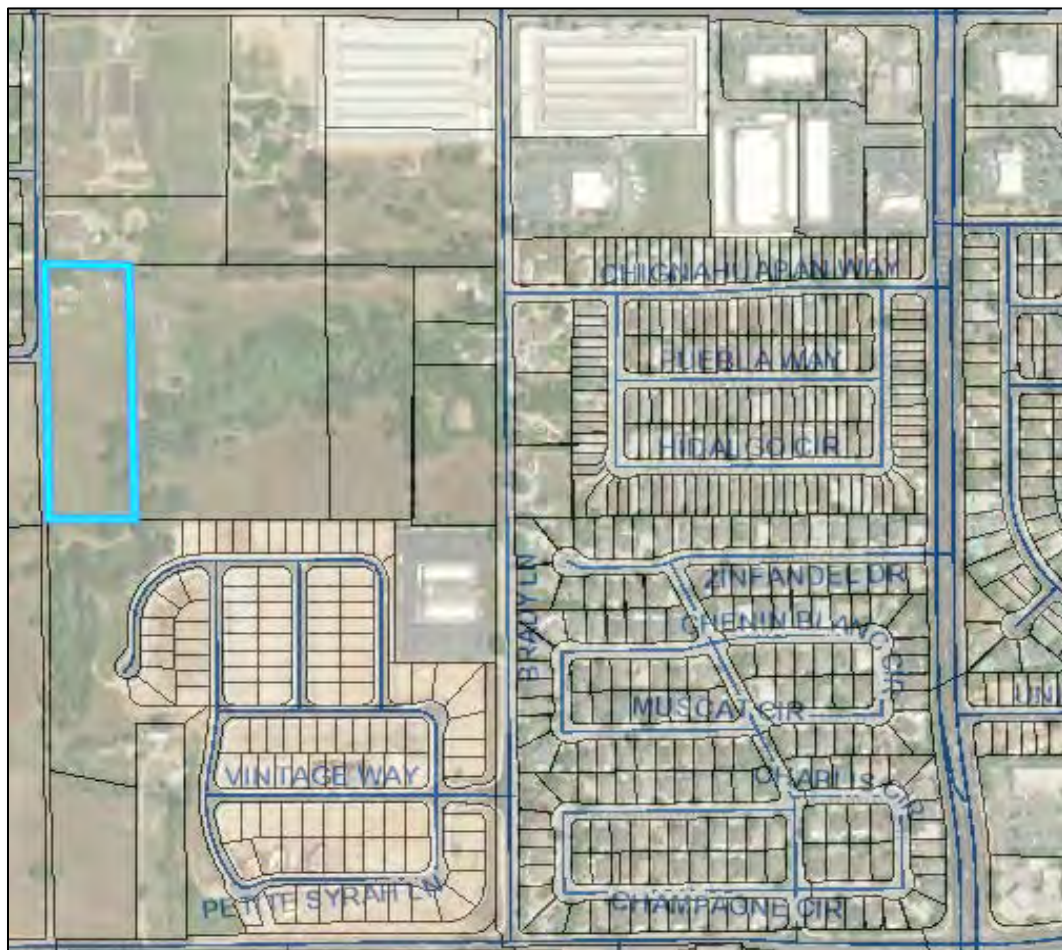
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum:90, Maximum: 135

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" SS stubbed 200 ft to parcel to east from Brady Vineyard development. Easement will be required from the adjacent parcel to the east.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water pipe in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream





Site Number: 6

# 8230 Brady Lane 4

(APN: 473-010-020-000)

**Ownership:** Huntington Revocable Living Trust

**Existing Uses:** Residence

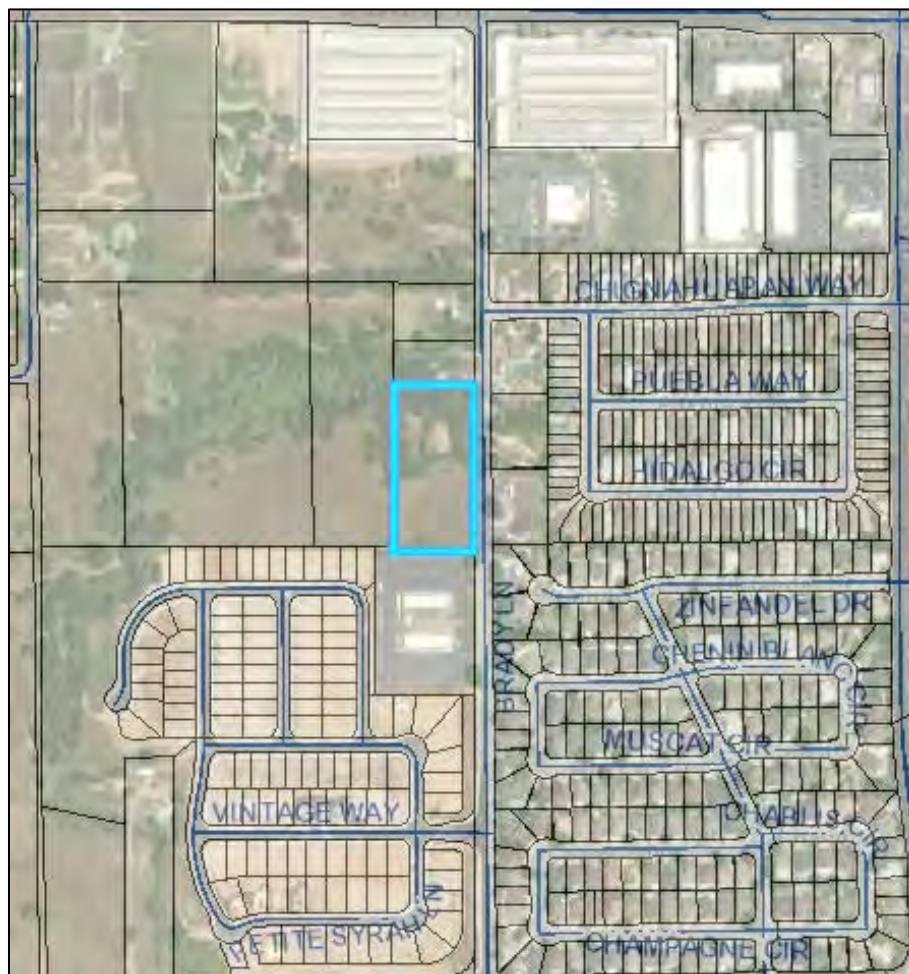
**Acres:** 2.7

**Gross Potential Unit Count:** Minimum:54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential, Vacant

**PCCP Land Use:** Valley – Stream System, VPC Low, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" WWM (304), Brady Lane, City of Roseville
- **Water District:** Cal-Am
- **Existing Water Pipe:** 8" water line in Brady Lane
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.4 mile, 8min walk, 1min car)

**Connectivity:** No concrete sidewalks nor biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA moderate

**Floodplain Zone:** AE

**Stream Setbacks:** N/A



Site Number: 7

# Vineyard Road

(APN: 473-020-015-000)

**Ownership:** Karmjit Sandher

**Acres:** 2.7

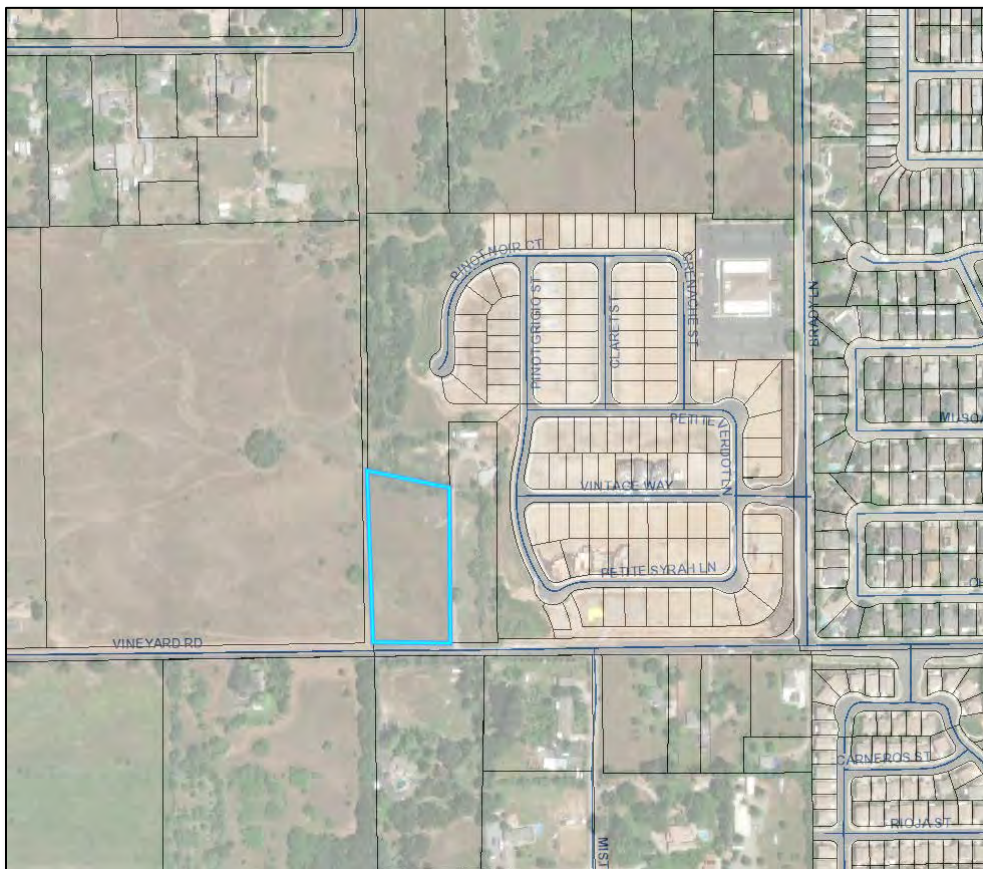
**Existing Use:** Vacant

**Gross Potential Unit Count:** Minimum: 54, Maximum:81

**Zoning:** F-DR 4.6 AC. MIN

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density



**Surrounding Land Description:** Residential and Vacant.

**PCCP Land Use:** Valley – Stream System, VPC Low



**Infrastructure: (road, sewer, water):**

- **Sewer:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" SS stub 200 ft from Brady Vineyard Development along Vineyard Road. 8" SS stub is ~200 ft east from SE corner parcel line.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Vineyard Road
- **Traffic Fee:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Vineyard Road (SB), (0.5 miles, 10min walk, 2min car)

**Connectivity:** No concrete sidewalks or bicycle lanes on Vineyard Road.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School Districts:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream



Site Number: 8

# 8101 East Drive

(APN: 473-010-001-000)

**Ownership:** Singh Joga ET AL

**Existing Uses:** Single Family Residential

**Acres:** 6.9

**Gross Potential Unit Count:** Minimum:138, Maximum: 207

**Zoning:** RS-AG-B-20

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 – 2 D/Ac



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Valley - Stream System, Unidentified Croplands



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" WWM (100), Americana Dr. City of Roseville. MH at Americana Drive and Baseline Road intersection.
- **Water District:** Cal-Am
- **Existing Water Pipe:** 16" water pipe in Baseline Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Foothills Blvd & Main St (SB) (0.6 mile, 13min walk, 2min car)

**Connectivity:** No concrete sidewalks adjacent to the parcel, only on Baseline Road on the opposite side of parcel. No biking lanes.

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 9

# 8830 Cook Riolo Road 2

(APN: 023-240-077-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.2

**Gross Potential Unit Count:** Minimum:44, Maximum: 66

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 6" GM (KC13-33) - Cook Riolo Road
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks B (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 10

# 8830 Cook Riolo Road 1

(APN: 023-240-038-000)

**Ownership:** Don Kennedy

**Existing Uses:** Single-Family Residential

**Acres:** 2.4

**Gross Potential Unit Count:** Minimum:48, Maximum: 72

**Zoning:** RS-AG-B-40 PD = 1

**Community Plan:** Dry Creek West Placer

**Designation Land Use:** Rural Low Density Residential 1 - 2.3 Ac. Min.



**Surrounding Land Description:** Creekview Ranch School and Residential

**PCCP Land Use:** Valley – Rural Residential



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Dry Creek Sewer District
- **Existing Sewer Pipe:** 8" GM (KB13-59) - Silky Oak Drive Dry Creek, CSA-Z173
- **Water District:** Cal-Am
- **Existing Water Pipe:** Water pipe in Silky Oak Drive and Cook Riolo Road (Cal-Am Water)
- **Traffic Fee District:** Dry Creek

**Nearest Transit Location:** Baseline Rd & Woodcreek Oaks Blvd. (1 mile, 19min walk, 9min car)

**Connectivity:** Concrete sidewalks and bicycle friendly roads on Cook Riolo Road

**Fire District:** Dry Creek Fire (CSA 28 ZONE 165)

**School District:** Roseville Joint Union High School District, Dry Creek Joint Elementary School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 11

# 5780 13<sup>th</sup> Street

(APN: 019-191-020-000)

**Ownership:** Daryl Schmitz

**Existing Uses:** Vacant

**Acres:** 0.8 acres

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Community Plan:** Sheridan Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Residential to the east, Commercial to the south and north, Industrial to the west.

**PCCP Land Use:** Valley - Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer pipe:** 8" GM (DB1-02) - H Street, CSA-Z6
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Placer West Traffic Fee Area

**Nearest Transit Location:** 3.2 miles by car in Wheatland, or 6.6 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The north side of Riosa Road has sidewalks beginning at Sheridan Market, which is on the southeast corner of the block where the subject property is located.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is 0.2 miles northeast of the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



# 4881 Riosa Road

**Zoning:** C2-Tc (General Commercial, Combining Town Center)

**Designation Land Use:** General Commercial



**PCCP Land Cover: Valley - Urban/Suburban**



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Sheridan Sewer
- **Existing Sewer Pipe:** 8" GM (DA1-13) - F Street
- **Water District:** Community Service Area 28/Zone 6
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Placer West Traffic Fee

**Nearest Transit Location:** 3.8 miles by car in Wheatland, or 7.2 miles by car in Lincoln

**Connectivity:** No dedicated cycling facilities in the vicinity. The nearest sidewalk is on Riosa Road, which is about 215 feet north of the property.

**Fire District:** Sheridan Fire Protection District

**School District:** Western Placer Unified School District. Sheridan Elementary School is approximately 0.24 miles from the site.

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 13

# 3066 Penryn Road

(APN: 043-060-032-000)

**Ownership:** Pinebrook Investors LLC

**Existing Uses:** Vacant

**Acres:** 2.6

**Gross Potential Unit Count:** Minimum:52, Maximum: 78

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Religious, Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland – Savanna. Potential riparian habitat and stream system.



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (015-S1), STUBS on site, manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 4min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 14

# 2221 Taylor Road

(APN: 032-191-020-000)

**Ownership:** Innocent Lyle K. & Maria Rosa Z.

**Existing Uses:** Vacant

**Acres:** 0.5

**Gross Potential Unit Count:** Minimum:10, Maximum: 15

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar/Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** Gravity 8-inch pipe on Penryn Rd (Q15-010), 6" GM (Q15-014) English Colony Way. Manhole on site.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Penryn Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

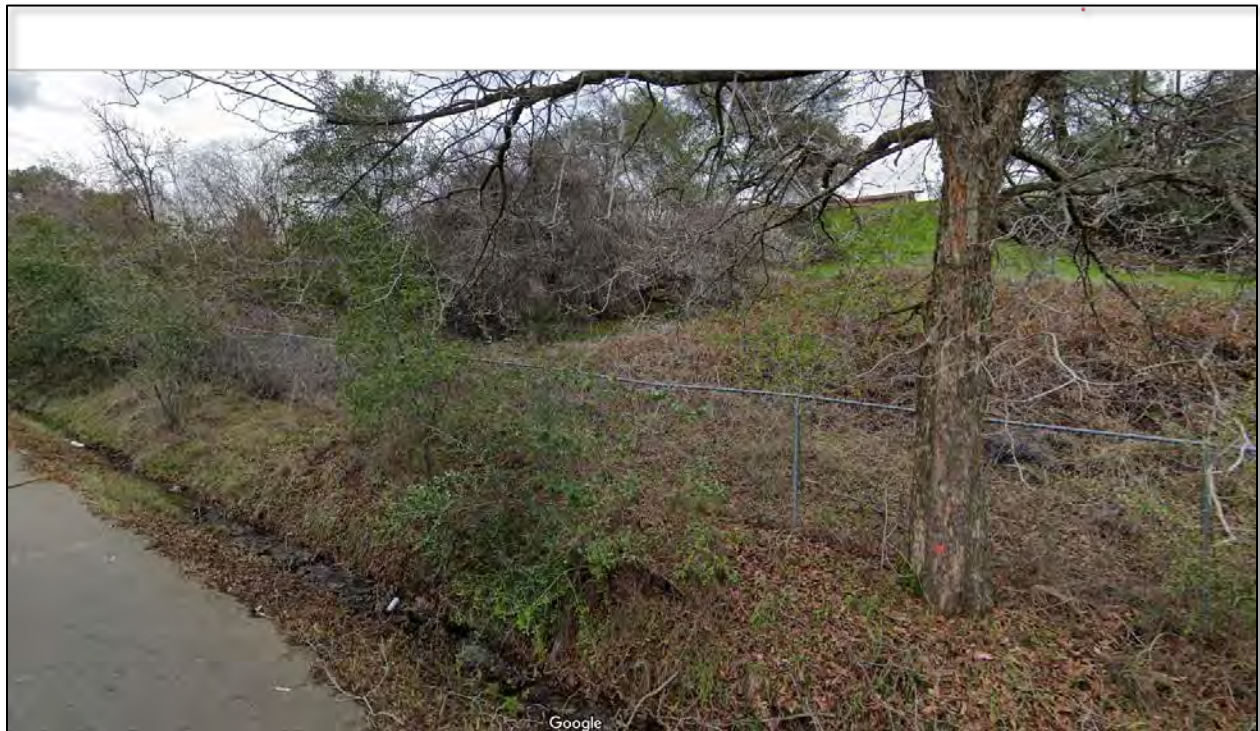
**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot Canal





Site Number: 15

# 2084 Sisley Road

(APN: 032-220-010-000)

**Ownership:** Pomeroy Philip F. Trustee

**Existing Uses:** Vacant

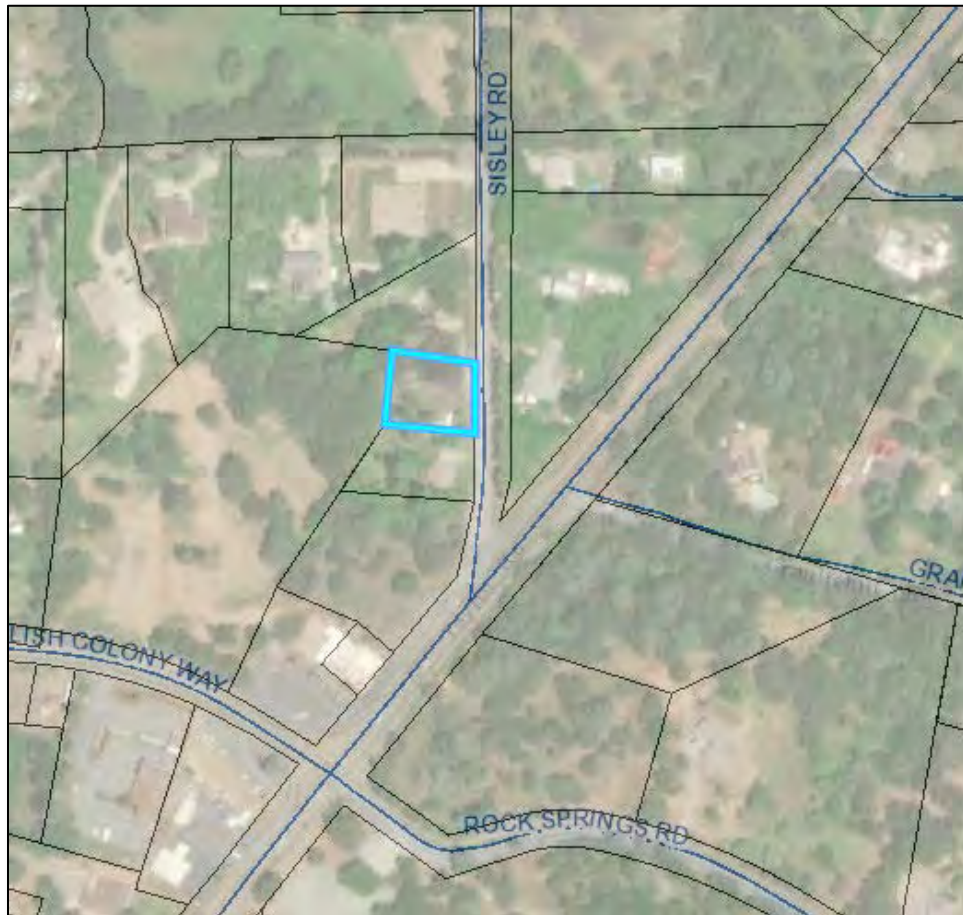
**Acres:** 0.4

**Gross Potential Unit Count:** Minimum:8, Maximum: 12

**Zoning:** C2-Dh

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline in-front of parcel going through Sisley Road (Q15-018), Manhole drain nearby.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Sisley Road
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 16

# 7365 English Colony Way

(APN: 032-220-051-000)

**Ownership:** Innocent Lyle K. & Innocent Maria Rosa

**Existing Uses:** Vacant

**Acres:** 4.8

**Gross Potential Unit Count:** Minimum:96, Maximum: 144

**Zoning:** RA-B-100

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Residential 2.3 - 4.6 Ac. Min.



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill – Rural residential, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 6-inch gravity pipeline onsite (Q15-019), 8" GM (Q15-013) English Colony Wy. Manhole drain near property.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in English Colony Way
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Taylor Rd & English Colony Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Partial concrete sidewalks on the parcel side of Taylor Rd. No bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 17

# 3130 Penryn Road

(APN: 043-060-045-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

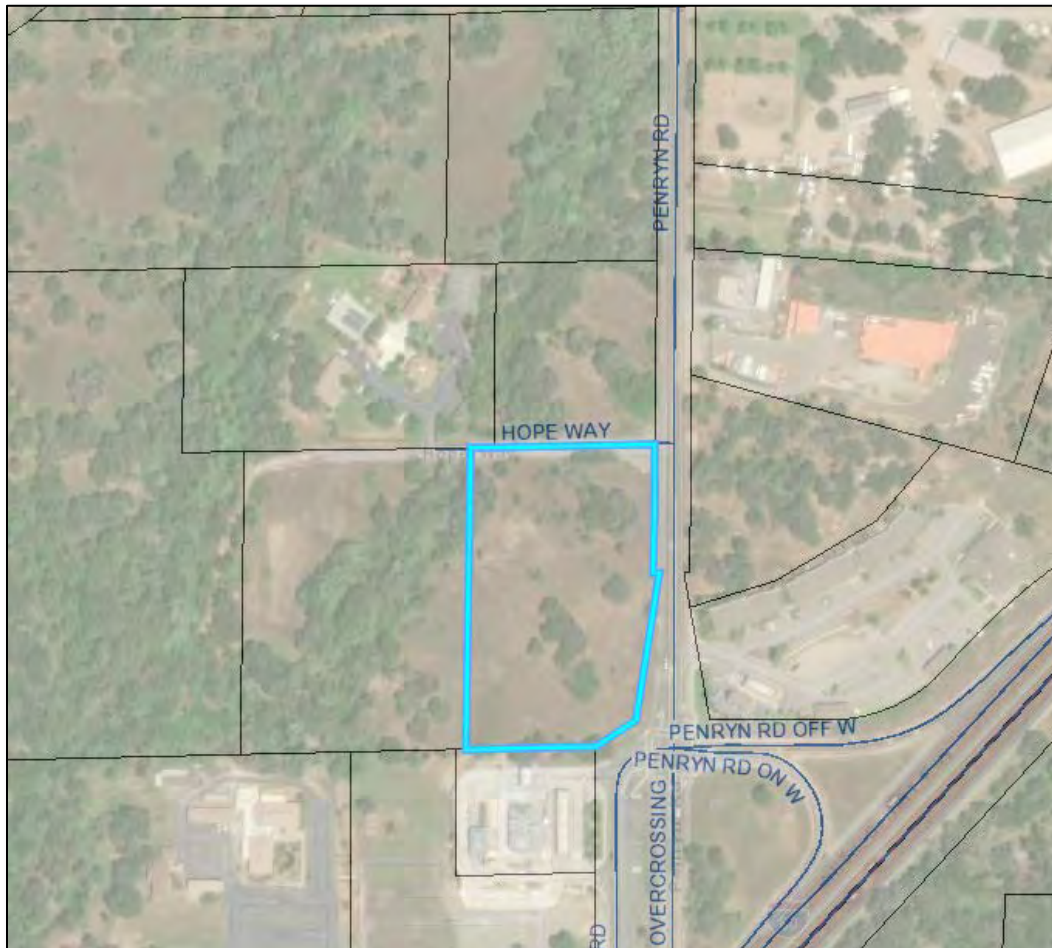
**Acres:** 4.7

**Gross Potential Unit Count:** Minimum:94, Maximum: 141

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant and Religious

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Oak Woodland Savanna

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing public sewer pipe:** 8-inch gravity pipeline on-site (Q15-006) (Q15-010). Manhole drain on adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 18

# Hope Way

(APN: 043-060-048-000)

**Ownership:** CJR Smith Properties LLC

**Existing Uses:** Vacant

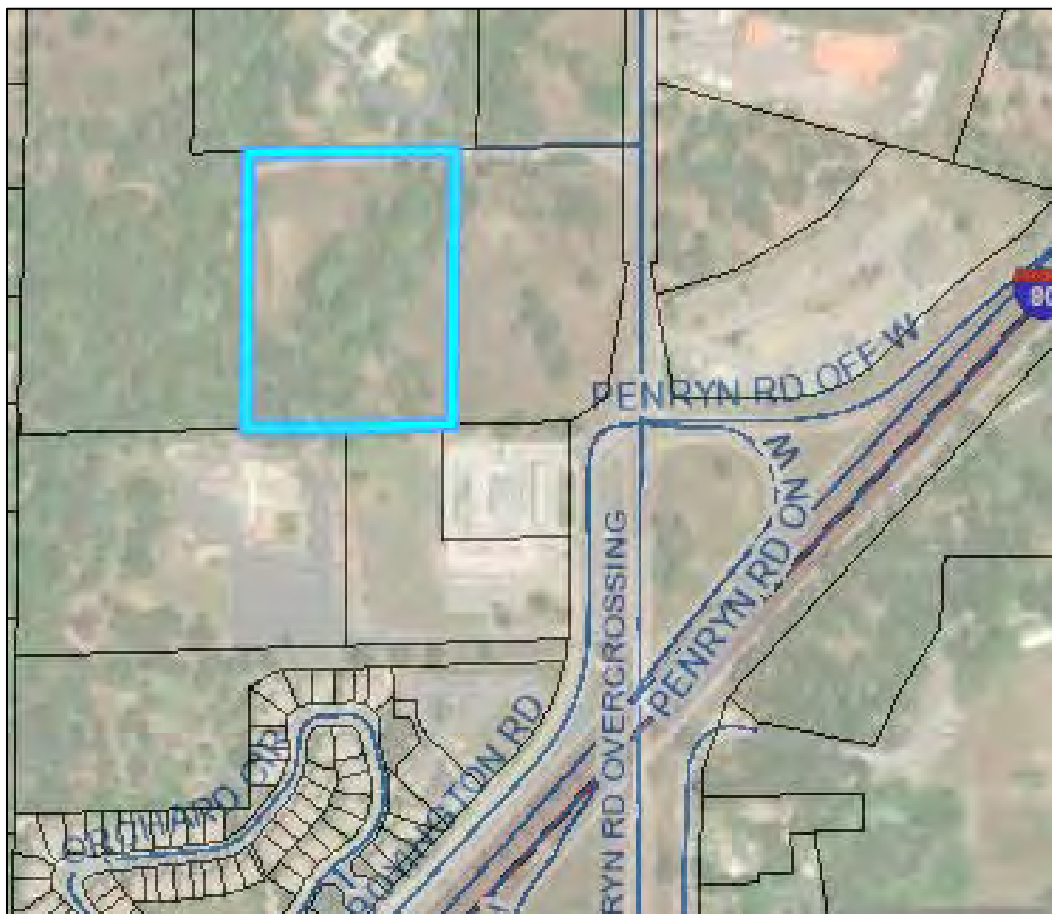
**Acres:** 6.1

**Gross Potential Unit Count:** Minimum:122, Maximum: 183

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial, Vacant, Religious

**PCCP Land Use:** Foothill – Annual Grassland, Mixed Oak Woodland, Oak Woodland Savanna

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O14-002), 8" GM (O15-006). Manhole drain on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.2 miles, 3min walk, 2min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 19

# 7100 Douglas Boulevard

(APN: 047-150-012-000)

**Ownership:** Cardosa Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Vacant

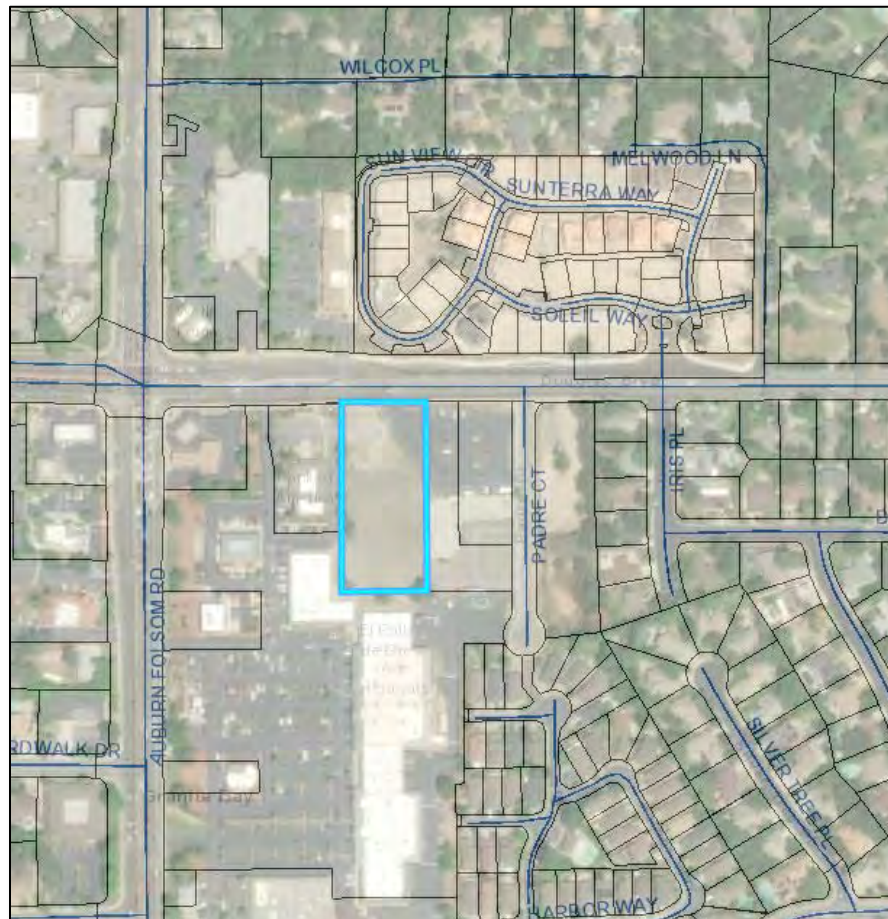
**Acres:** 1.6

**Gross Potential Unit Count:** Minimum:32, Maximum: 48

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban Non-PCCP



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM - Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water pipe on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.2 miles, 1hr 2min walk, 7 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 20

# 7190 Douglas Boulevard

(APN: 047-150-042-000)

**Ownership:** Cardosa Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Vacant

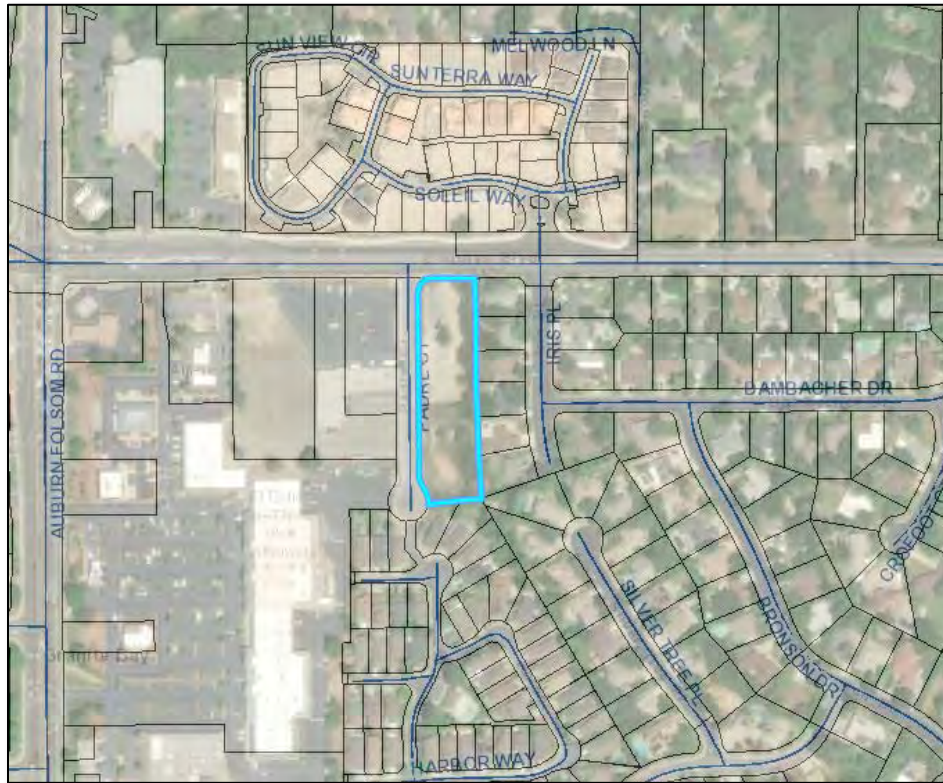
**Acres:** 1.4

**Gross Potential Unit Count:** Minimum:28, Maximum: 42

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban. Non-PCCP

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Public Sewer:** 6" GM (D15-34) - Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks only on Pardee Court side of the parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union High School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

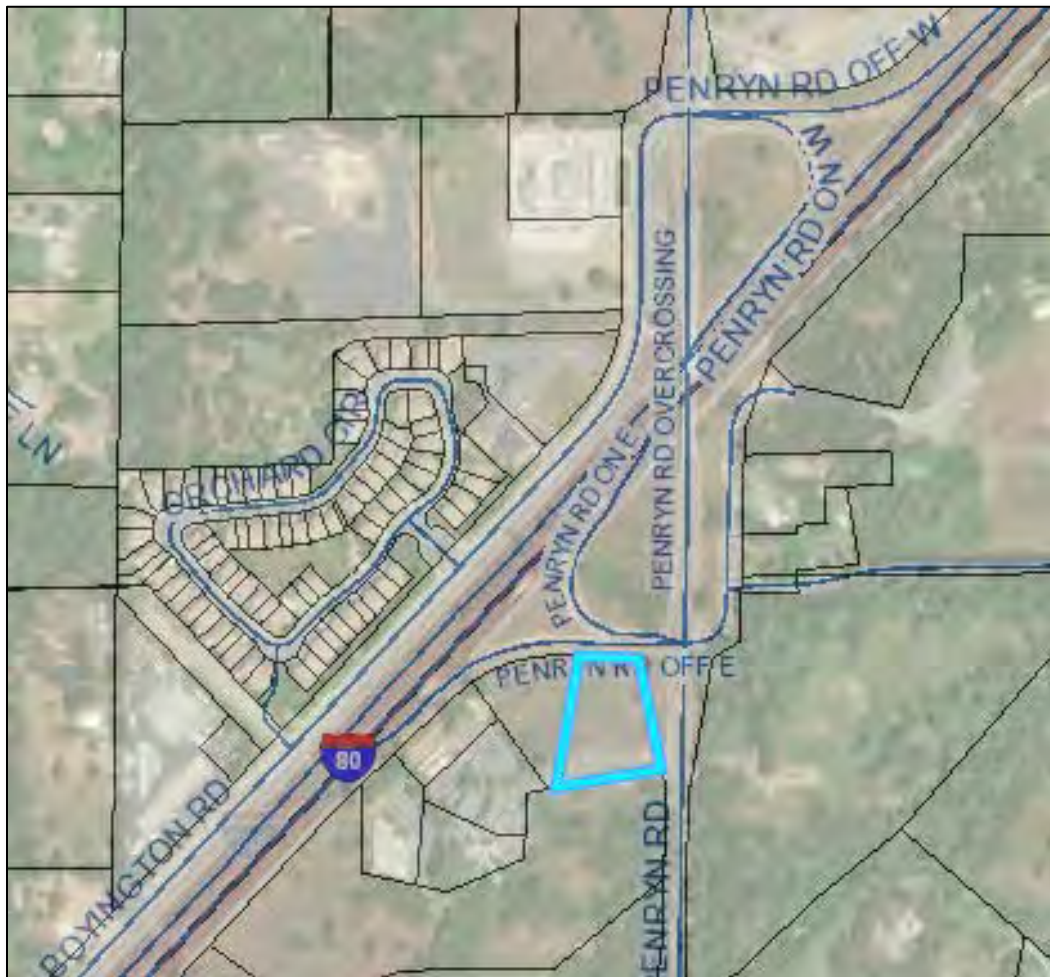
**Stream Setbacks:** N/A



(APN: 043-072-018-000)

**Zoning:** C1-Dc

**Designation Land Use:** Penryn Parkway



**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O15-004). Manhole on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 22

# Penryn Road 2

(APN: 043-072-019-000)

**Ownership:** Moss Kelvin

**Existing Uses:** Vacant

**Acres:** 1

**Gross Potential Unit Count:** Minimum:20, Maximum: 30

**Zoning:** C1-Dc

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Penryn Parkway



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on adjacent parcel (O15-004). Manhole in adjacent parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the east
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 3min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit.

**Fire District:** Penryn Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 23

# Cavitt Stallman Road – Bayside Church

(APN: 046-090-042-000)

**Ownership:** Bayside Covenant Church Inc.

**Existing Uses:** Vacant

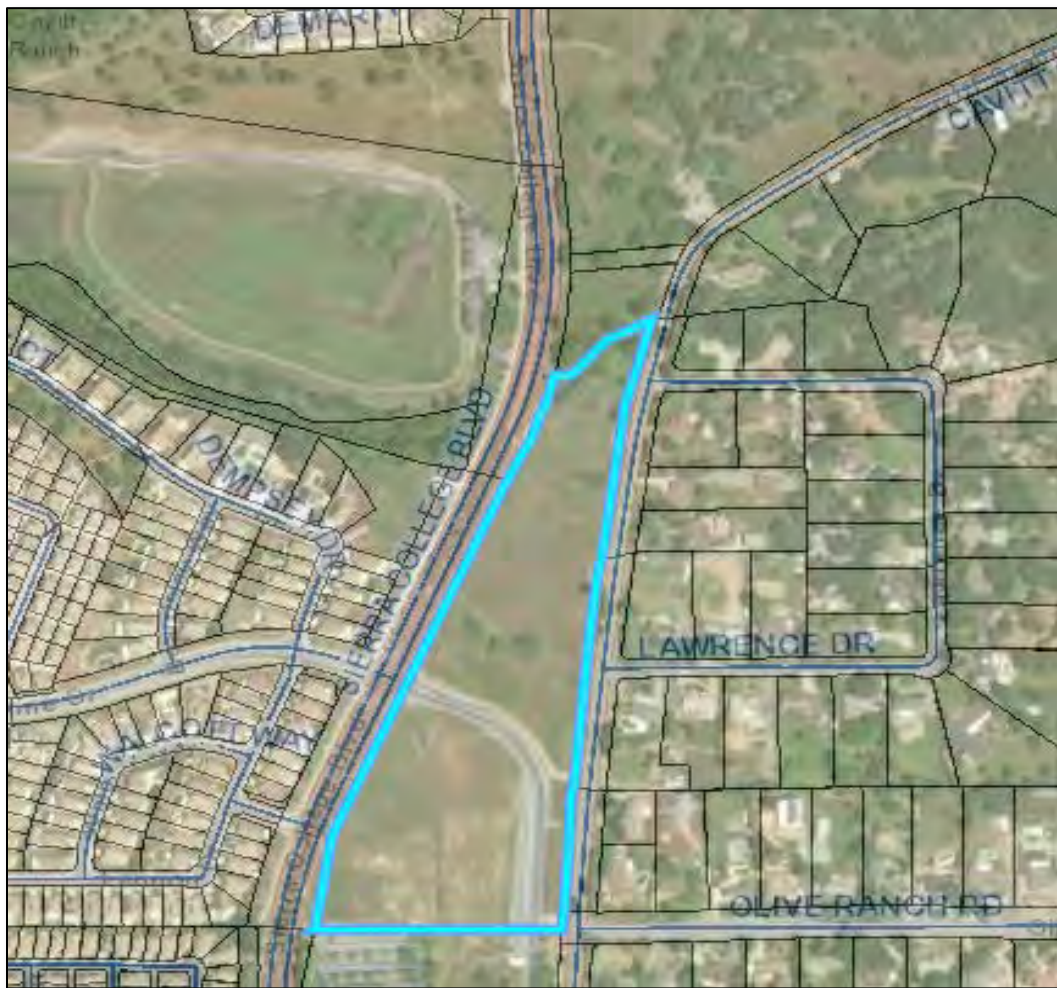
**Acres:** 3.2 (Northern)

**Gross Potential Unit Count:** Minimum:64, Maximum: 96

**Zoning:** F-B-X 20 AC. MIN.

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Residential, Recreation and Open Space

**PCCP Land Use:** Foothill-Urban Suburban, Annual Grassland, Valley Foothill Riparian

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM - Cavitt Stallman Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line in Cavitt Stallman Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (.8 miles, 17min walk, 2min car)

**Connectivity:** Paved sidewalks on Cavitt Stallman Road side and bike lanes on Sierra College Boulevard.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 50-foot stream, 100-foot stream





Site Number: 24

# 6957 Eureka Road

(APN: 048-132-071-000)

**Ownership:** Clemente Heredia

**Existing Uses:** Single-Family Residential

**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 8" GM (C15-58) Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no bike lanes.

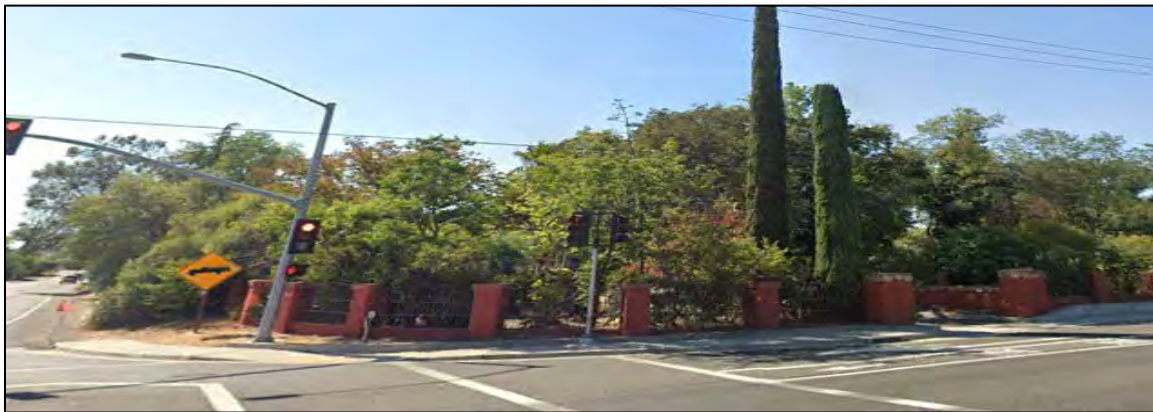
**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 25

# 8950 Auburn-Folsom Road

(APN: 048-132-073-000)

**Ownership:** Dan & Judith Sage

**Existing Uses:** Multi-Family Residential

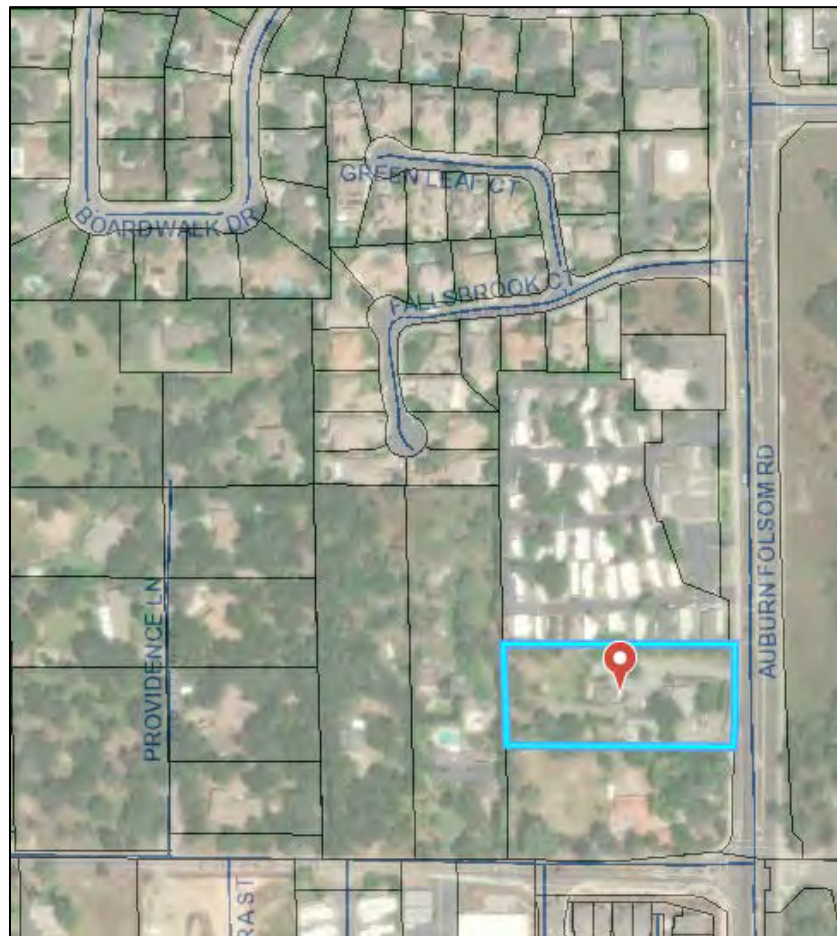
**Acres:** 1.7

**Gross Potential Unit Count:** Minimum: 34, Maximum: 51

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential

**PCCP Land Use:** Foothill – Urban/Suburban, Rural Residential Forested



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (C15-61) in Auburn-Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Auburn-Folsom Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.0 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 26

# 8989 Auburn-Folsom Road

(APN: 047-150-053-000)

**Ownership:** Anthony & Mary Sue Cardoso

**Existing Uses:** Vacant

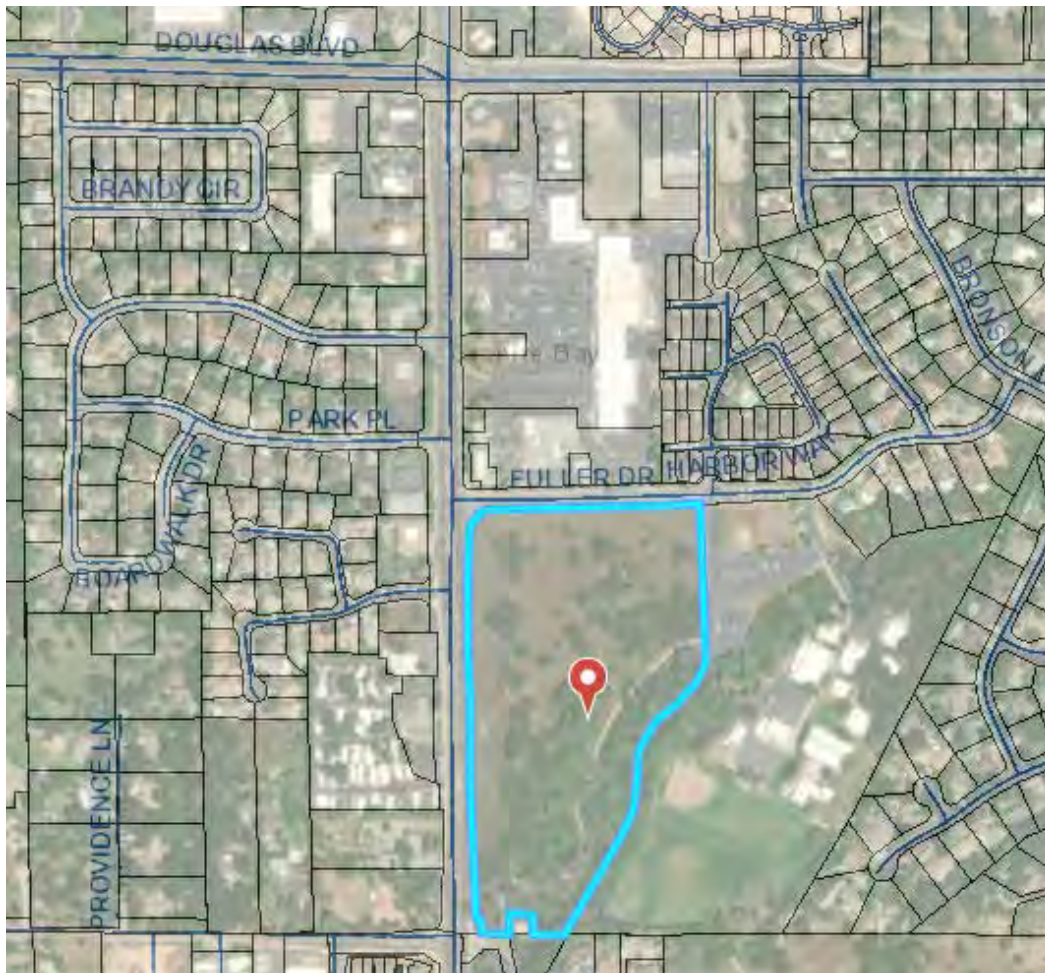
**Acres:** 17.4

**Gross Potential Unit Count:** Minimum: 348, Maximum 522

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial, Residential, Educational

**PCCP Land Use:** Foothill – Oak Woodland Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Linda Creek

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 10" GM (C15-45) in Auburn Folsom Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 18" water line in Eureka Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Eureka Rd & Sierra College Blvd (WB), Roseville (3.4 miles, 59min walk, 6min car)

**Connectivity:** Paved sidewalks around parcel, no near bike paths. Paved sidewalk on Auburn Folsom Rd eventually thins out and disappears.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** AE

**Stream Setbacks:** 100-foot stream



Site Number: 27

# 7120 Douglas Boulevard

(APN: 047-150-015-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

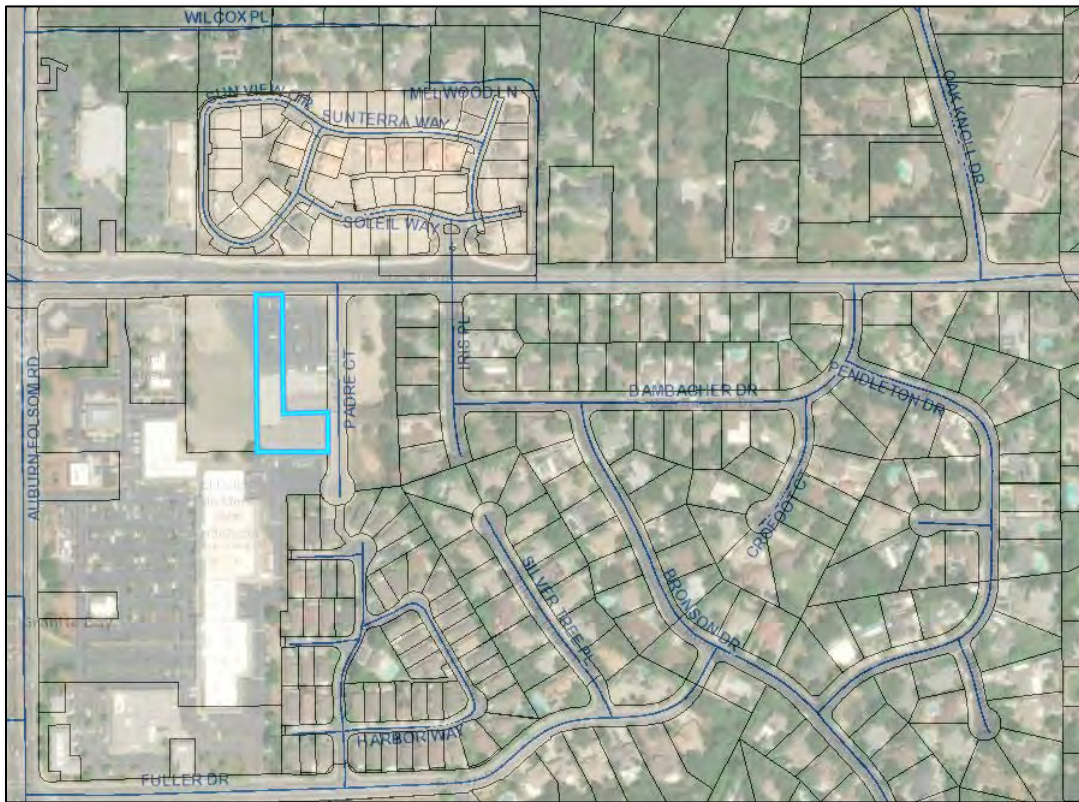
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum:18, Maximum: 27

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial and Residential



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on the south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8 min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 28

# 7160 Douglas Boulevard

(APN: 047-150-016-000)

**Ownership:** Cardoso Anthony Lewis & Mary Sue Trustee

**Existing Uses:** Commercial

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum:16, Maximum: 24

**Zoning:** CPD-Dc

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD2
- **Existing Sewer Pipe:** 6" GM (D15-34) Pardee Court
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 12" water line on south side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (3.3 miles, 1hr 3min walk, 8min car)

**Connectivity:** Concrete sidewalks around parcel, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 29

# 3865 Old Auburn Road

(APN: 468-060-019-000)

**Ownership:** Tarq Munir

**Existing Uses:** Single-Family Residential

**Acres:** 4.8

**Gross Potential Unit Count:** Minimum: 96, Maximum: 144

**Zoning:** RS-AG-B-40

**Community Plan:** Granite Bay

**Designation Land Use:** Rural Low Density Residential 0.9 - 2.3 Ac. Min



**Surrounding Land Description:** Low Density Residential, Assisted Living Center

**PCCP Land Use:** Foothill – Urban/Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 6" GM (A9-70) Old Auburn Road
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 10" water pipe in Old Auburn Road
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** S. Cirby Way & Rimma Way (WB), Roseville (1.1 miles, 22min walk, 3min car)

**Connectivity:** No concrete sidewalk on parcel side, only on the opposite side. No biking trails nearby.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 30

# 5890 Granite Lake Drive 2

(APN: 048-084-033-000)

**Ownership:** Pant Mahesh

**Existing Uses:** Vacant

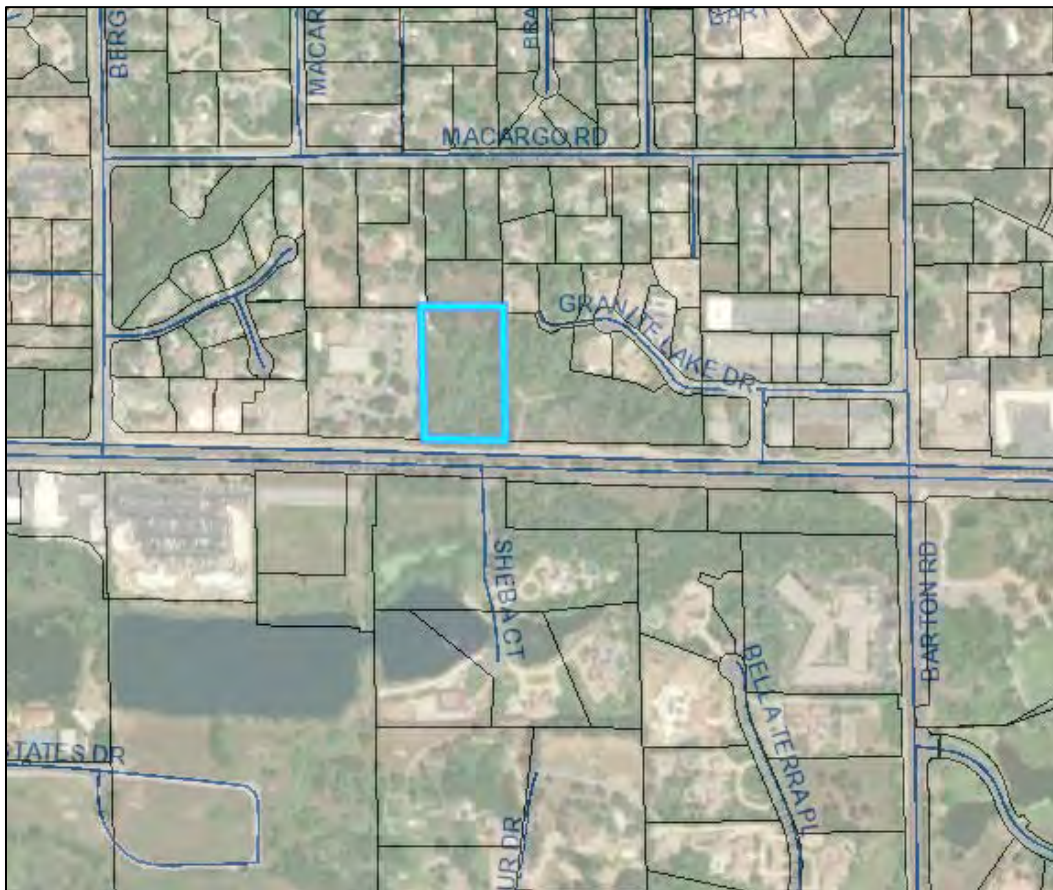
**Acres:** 2.7

**Gross Potential Unit Count:** Minimum: 54, Maximum: 81

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill  
Riparian Woodland, Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-14) Douglas Boulevard
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water line on north side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire District

**School District:** Eureka Union School District, Roseville Joint Union High School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream





Site Number: 31

# 5890 Granite Lake Drive

(APN: 048-630-023-000)

**Ownership:** Alexandria Estates Owners Association

**Existing Uses:** Vacant

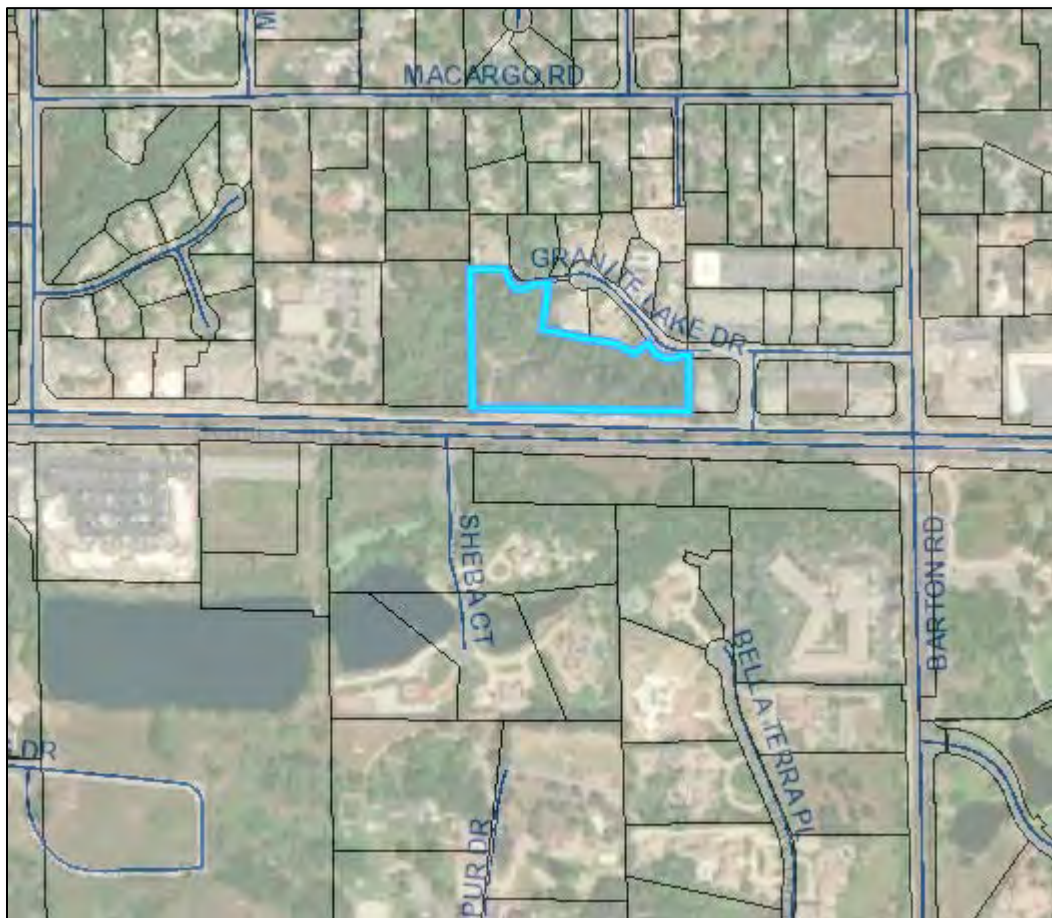
**Acres:** 4

**Gross Potential Unit Count:** Minimum: 80, Maximum: 120

**Zoning:** RS-AG-B-20

**Community Plan:** Granite Bay Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill – Annual Grassland, Rural Residential, Valley Foothill  
Riparian Woodland, Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 2
- **Existing Sewer Pipe:** 8" GM (D12-15) Granite Lake Drive
- **Water District:** San Juan Suburban Water District
- **Existing Water Pipe:** 16" water pipe in North side of Douglas Boulevard
- **Traffic Fee District:** Granite Bay

**Nearest Transit Location:** Sierra College Blvd & Douglas Blvd (SB) (2.1 miles, 41min walk, 6min car)

**Connectivity:** Paved sidewalks on parcel side, no bike lanes.

**Fire District:** South Placer Fire

**School District:** Roseville Joint Union School District, Eureka Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream





Site Number: 32

# Penryn Road A

(APN: 043-072-037-000)

**Ownership:** Saijai Ruangwit

**Existing Uses:** Vacant

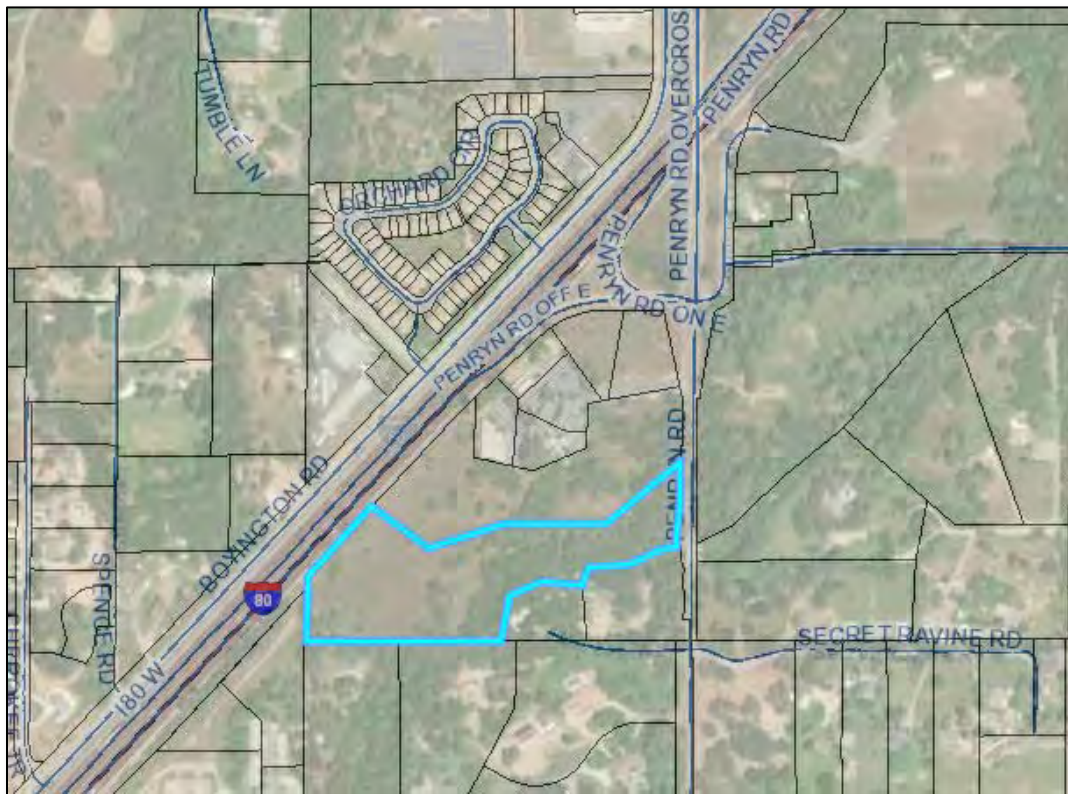
**Acres:** 7

**Gross Potential Unit Count:** Minimum:140, Maximum: 210

**Zoning:** RA-B-X 4.6 AC. MIN

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Foothill - Oak Woodland - Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Secret Ravine

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity pipeline on-site (O15-052), 8" PVC GM (O15-019). Manhole drain in parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the North
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 4 min car)

**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit

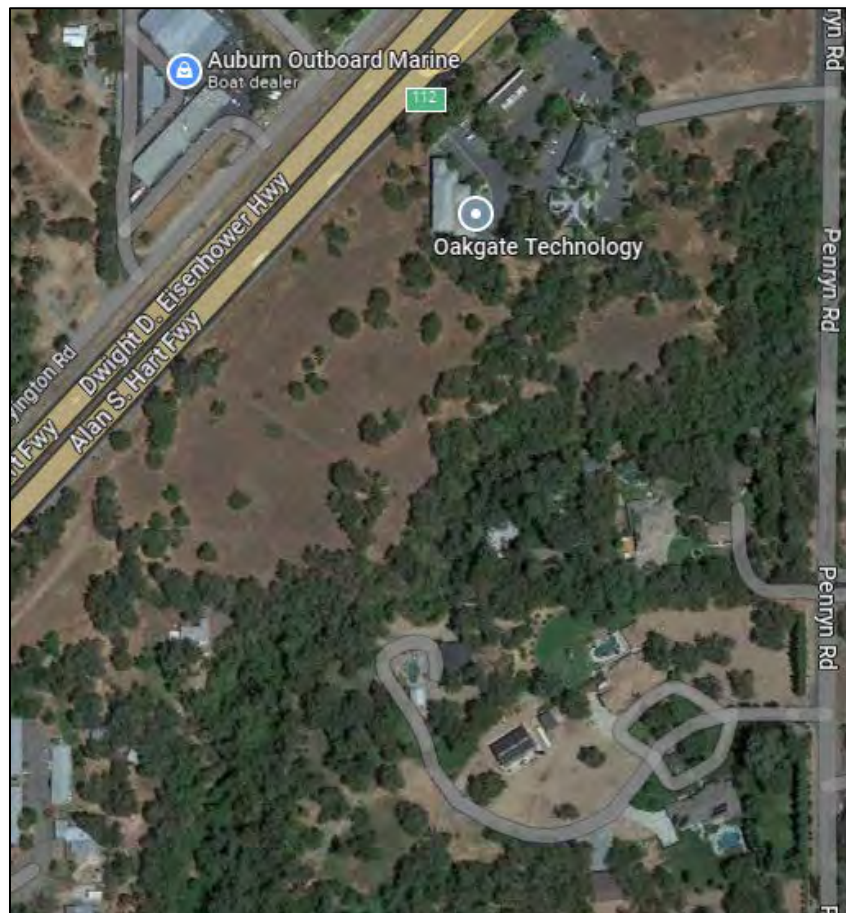
**Fire District:** South Placer Fire District

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** A

**Stream Setbacks:** 50-foot



Site Number: 33

# Penryn Road B

(APN: 043-072-040-000)

**Ownership:** Saijai Ruangwit

**Existing Uses:** Vacant

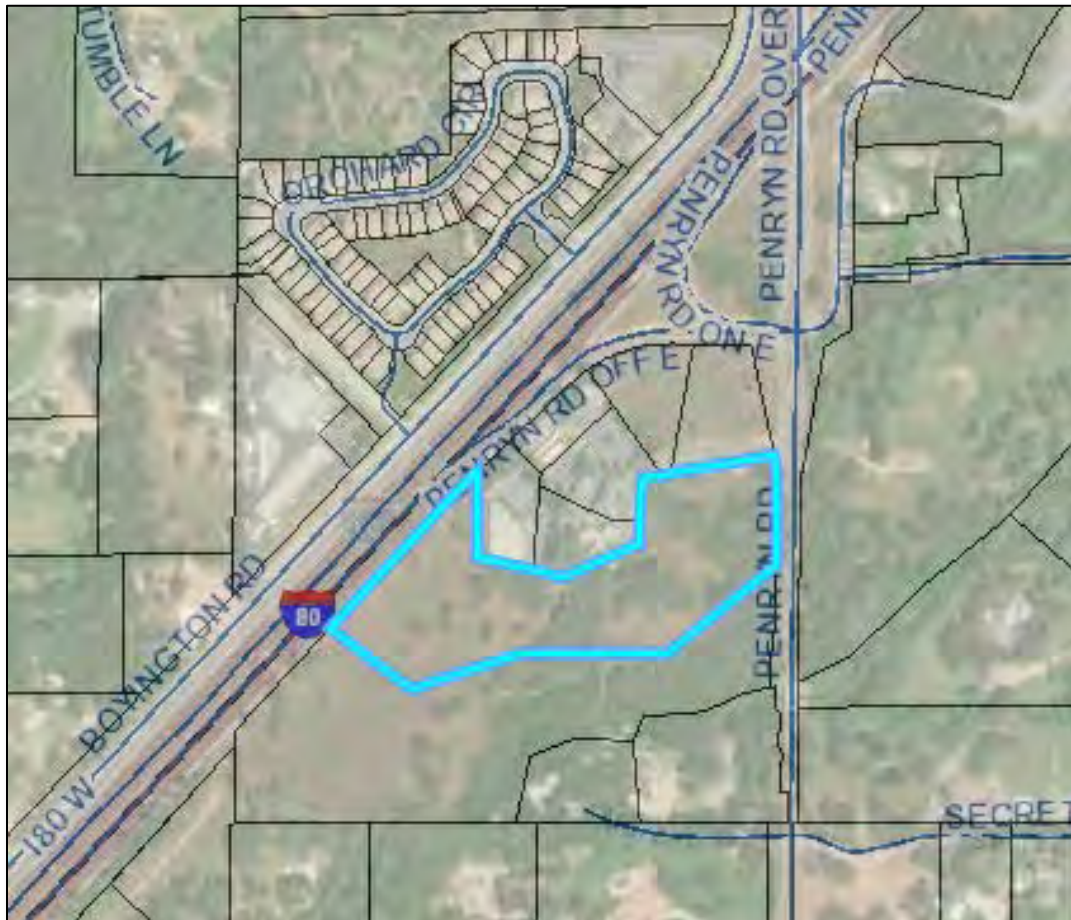
**Acres:** 8

**Gross Potential Unit Count:** Minimum:160, Maximum: 240

**Zoning:** RA-B-X 4.6 AC. MIN

**Community Plan:** Horseshoe Bar / Penryn

**Designation Land Use:** Rural Estate 4.6 - 20 Ac. Min



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Oak Woodland - Savanna, Urban/Suburban, Valley Foothill  
Riparian Woodland, Secret Ravine



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SPMUD
- **Existing Sewer Pipe:** 8-inch gravity line on-site (O14-019). Manhole on parcel.
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in parcel
- **Traffic Fee District:** Newcastle / Horseshoe Bar

**Nearest Transit Location:** Penryn Park and Ride (0.4 miles, N/A walk, 4min car)

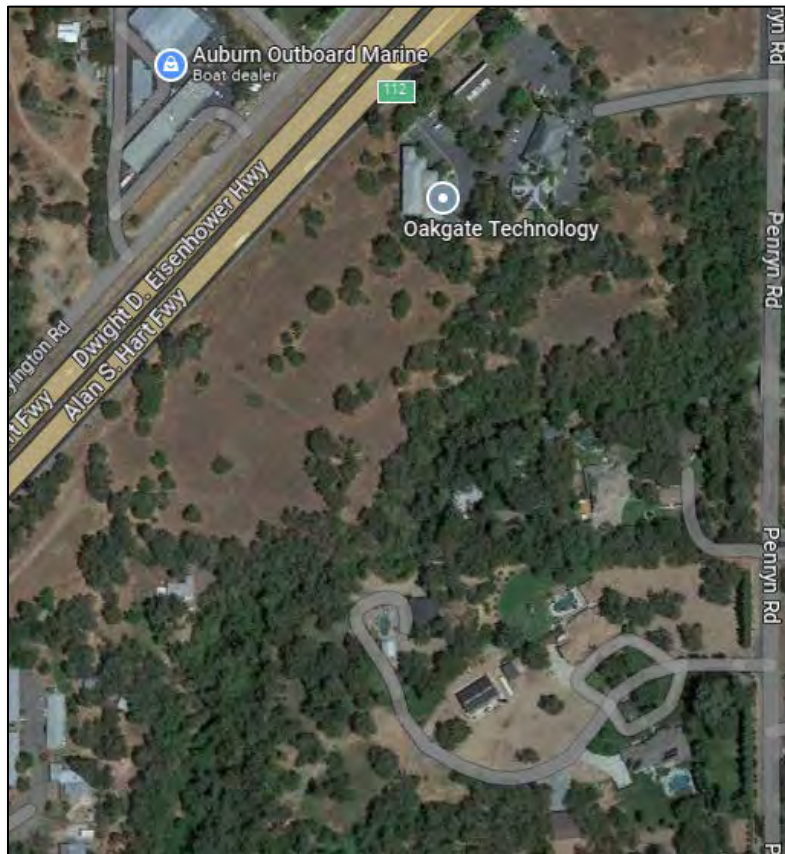
**Connectivity:** No concrete sidewalks nor bicycle friendly roads nearby. Near highway 80 entrance/exit

**Fire District:** South Placer Fire

**School District:** Placer Union High School District, Loomis Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A





Site Number: 34

# Canal Street

(APN: 038-104-095-000)

**Ownership:** LLD&B Limited Partnership C/O Silva Barbara

**Existing Uses:** Vacant, Commercial

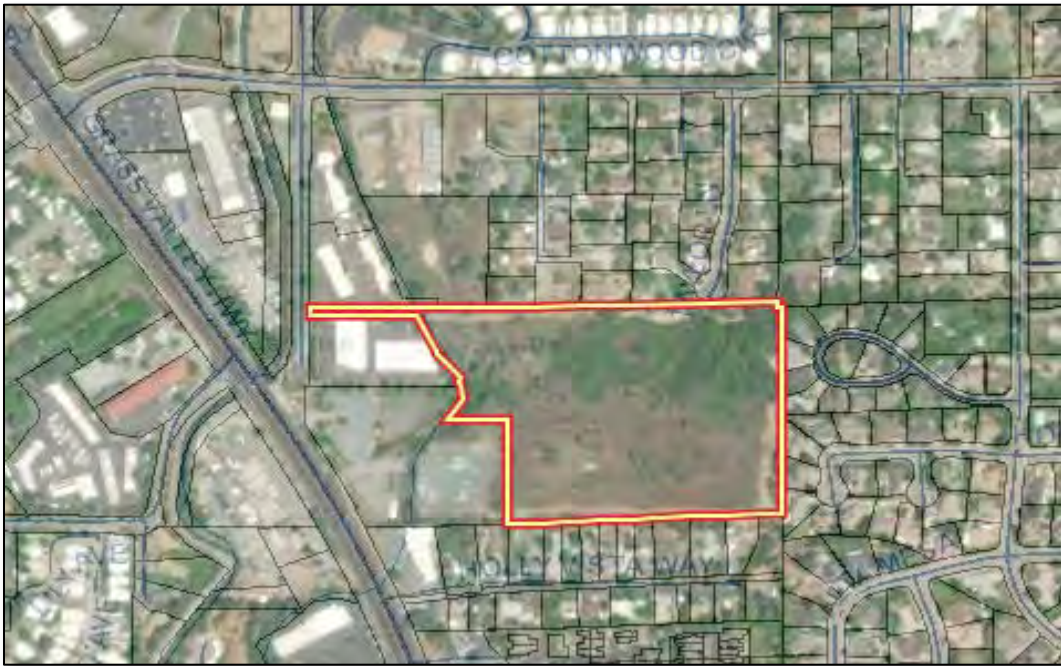
**Acres:** 12.8

**Gross Potential Unit Count:** Minimum: 256, Maximum: 384

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Residential and Commercial

**PCCP Land Use:** Foothill - Foothill Chaparral, Oak Woodland - Savanna, Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB5-16) Taylor Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman Community Plan

**Nearest Transit Location:** Hwy 49 and Live Oak Lane (443 ft, 2min walk, 1min car)

**Connectivity:** No pedestrian sidewalks or bike paths in the immediate vicinity. The closest main road is Highway 49.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 35

# Masters Court

(APN: 052-071-001-000)

**Ownership:** Lopiccolo Thomas K TTEE

**Existing Uses:** Vacant, Storage

**Acres:** 2.9

**Gross Potential Unit Count:** Minimum: 58, Maximum: 87

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial, Vacant and Residential

**PCCP Land Use:** Urban/Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-17) Masters Court
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water main in Masters Court
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Atwood Park and Ride (0.3 miles, 5min walk, 2min car)

**Connectivity:** Close access to concrete sidewalks: Highway 49, and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 36

# Willow Creek Drive

(APN: 052-071-039-000)

**Ownership:** Procissi Ventures

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Mixed Use



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Urban/Parks

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD3-168) Willow Creek Drive
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 6" water pipe in Willow Creek Drive
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** F Ave & 1st St (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Willow Creek Dr.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 37

# Bowman Road 1

(APN: 053-103-026-000)

**Ownership:** Helm Charles J & Janice L

**Existing Uses:** Vacant, Parking lot

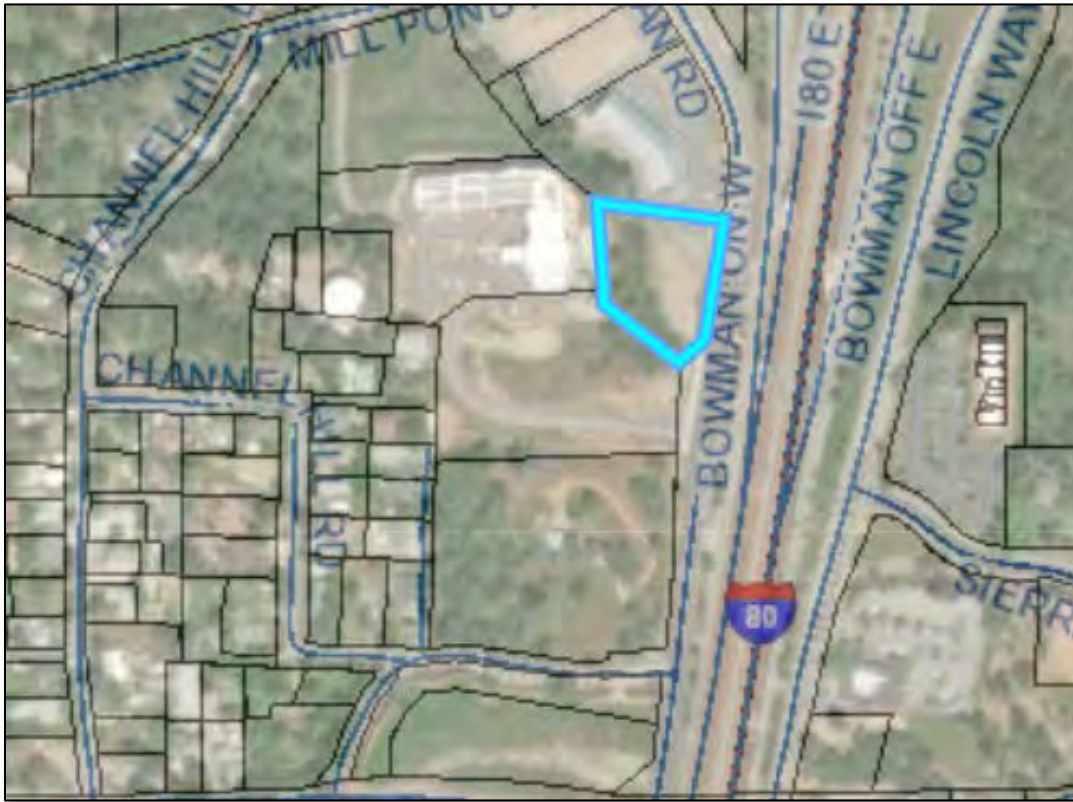
**Acres:** 1.1

**Gross Potential Unit Count:** Minimum: 22, Maximum: 33

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-12) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.1 miles, 2min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks Bowman Road, and Highway 80. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 38

# Channel Hill

(APN: 053-104-004-000)

**Ownership:** Hazelrigg Family LLC

**Existing Uses:** Vacant

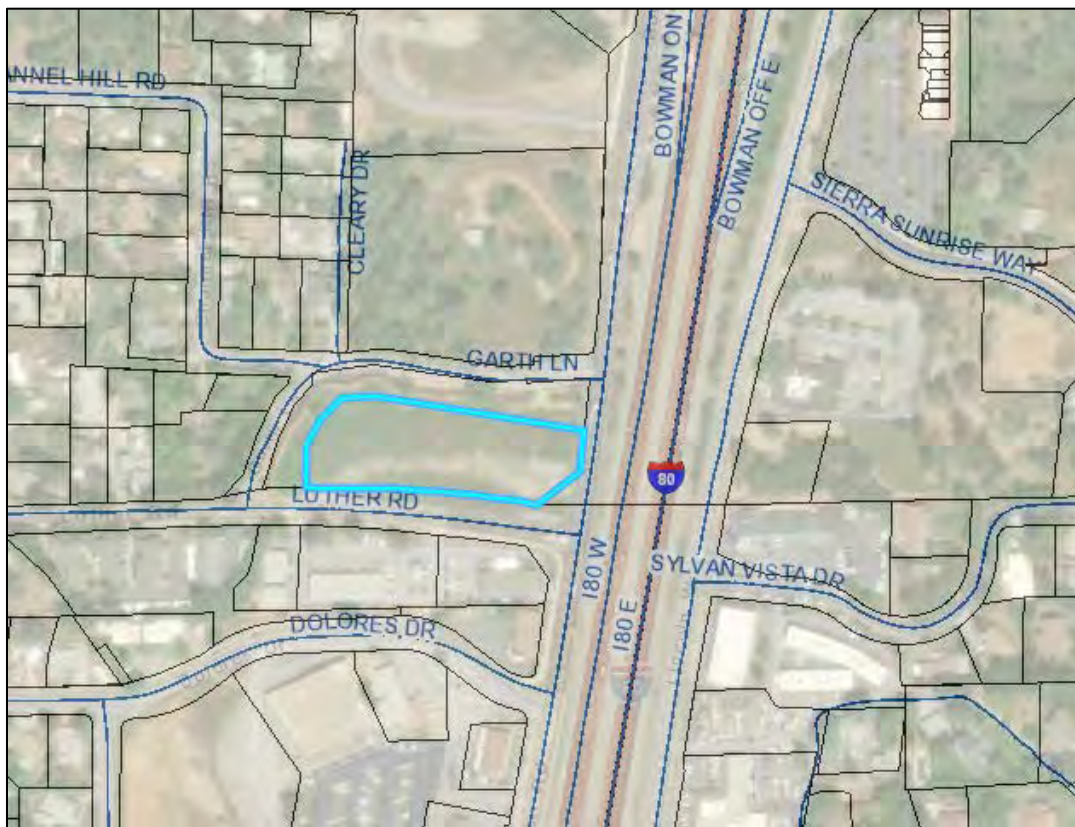
**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Located near Garth Lane and Channel Hill Road intersection
- **Water District:** PCWA
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks 1 south side of Luther Rd. Easy access to Bowman Road. Three bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot canal



Site Number: 39

# Dolores Drive

(APN: 054-143-016-000)

**Ownership:** Bowman Road LLC

**Existing Uses:** Vacant/ Parking Lot

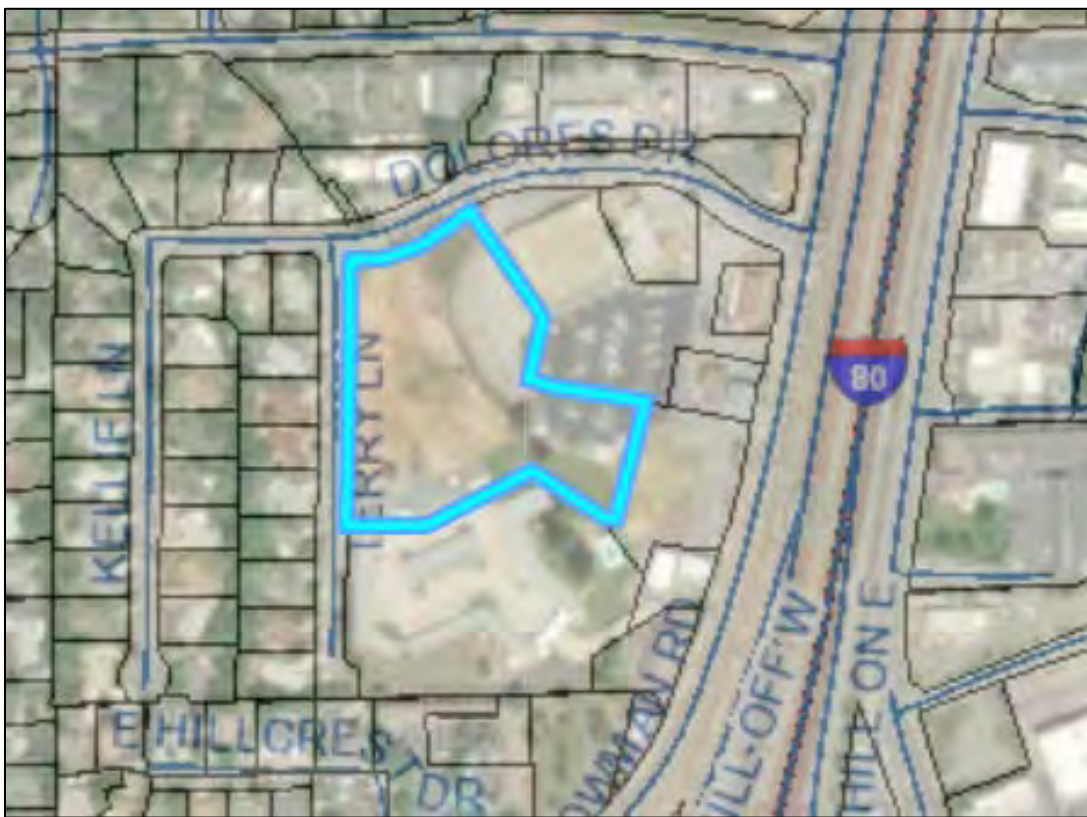
**Acres:** 3.9

**Gross Potential Unit Count:** Minimum: 78, Maximum: 117

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-48) Dolores Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr. and Luther Rd. (0.3 miles, 5min walk, 1min car)

**Connectivity:** No concrete sidewalks on Terry Ln, concrete sidewalk on North side of Dolores Dr (only). No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 40

# 13445 Bowman Road

(APN: 054-143-018-000)

**Ownership:** Bowman Road LLC and Erik Petersen

**Existing Uses:** Vacant, Parking Lot

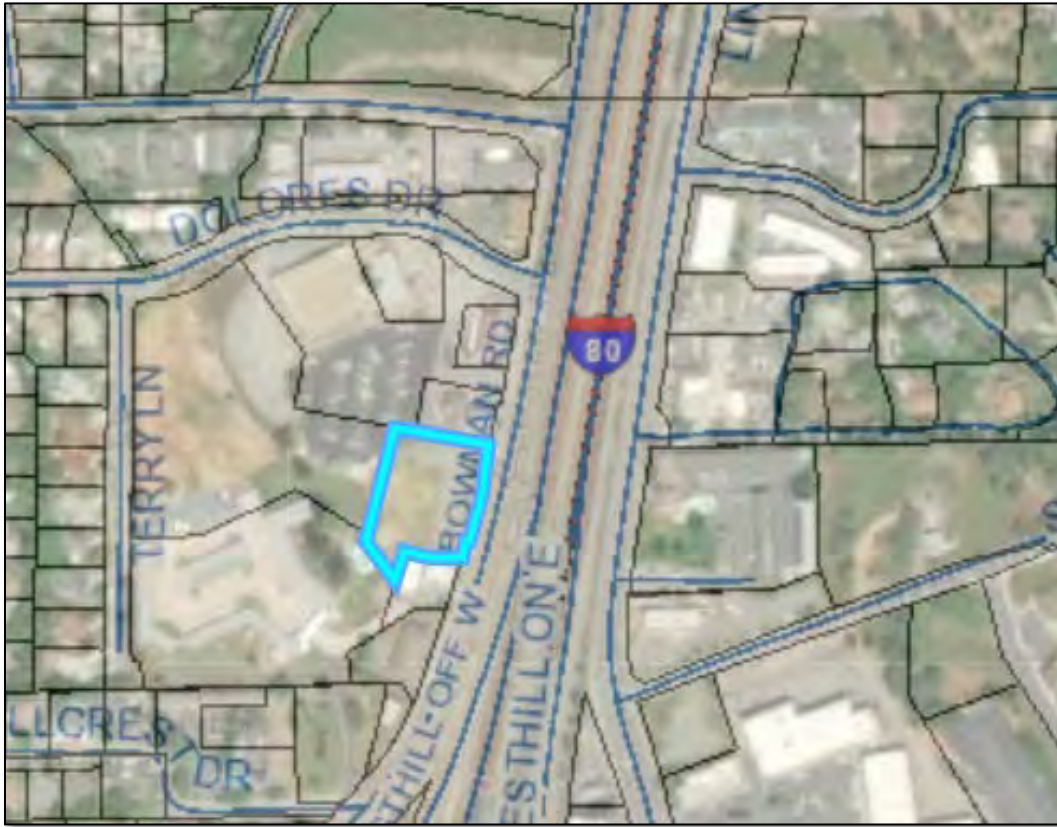
**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-39) Bowman Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Dolores Dr and Luther Rd (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on North side of Dolores Dr, immediate access to Bowman Rd (concrete sidewalk). No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 41

# Auburn Ravine Road

(APN: 054-181-029-000)

**Ownership:** Bath Ajaypal Singh & Rupinder Kaur

**Existing Uses:** Vacant

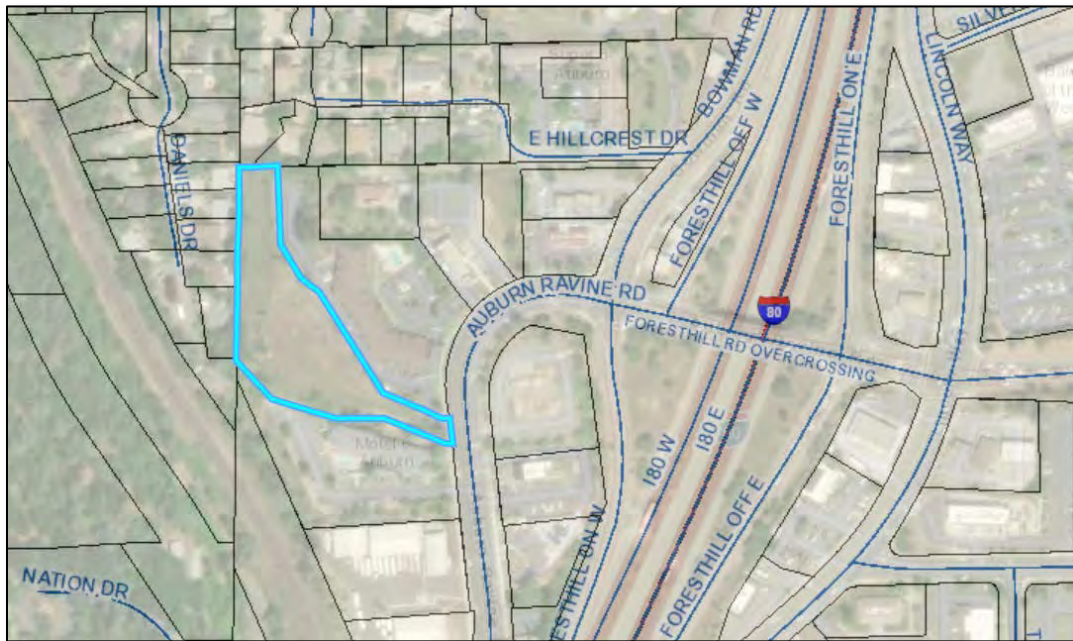
**Acres:** 2

**Gross Potential Unit Count:** Minimum: 40, Maximum: 60

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Single-Family and Commercial (hotel)

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB6-20) Auburn Ravine Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main at parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.5 miles, 10 min walk, 3min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. Closest to Auburn Ravine Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 42

# Graeagle Lane

(APN: 076-420-063-000)

**Ownership:** Bedrosian Larry E. & Bedrosian Joan Q.

**Existing Uses:** Vacant

**Acres:** 3.1

**Gross Potential Unit Count:** Minimum: 62, Maximum: 93

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-112) Graeagle Lane
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 4" water line in Graeagle Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 4min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 43

# Highway 49 and Dry Creek

(APN: 076-420-064-000)

**Ownership:** Bedrosian Larry E & Joan Q

**Existing Uses:** Vacant

**Acres:** 0.6

**Gross Potential Unit Count:** Minimum: 12, Maximum: 18

**Zoning:** C2-DC-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** Foothill – Existing disturbed



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AF3-80) Sherwood Way
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 18" water pipe in Bowman Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed (0.2 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49 and Dry Creek Road. No bicycle friendly roads nearby. Proximity to 3 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 44

# Highway 267

(APN: 080-270-067-000)

**Ownership:** 9701 LLC

**Existing Uses:** Vacant

**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum:30

**Zoning:** CPD-Ds-AO

**Community Plan:** Martis Valley Community Plan

**Designation Land Use:** General Commercial



**Surrounding Land Description:** Commercial, Residential, Vacant

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent to parcel
- **Water District:** Truckee Donner PUD
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe / Resorts

**Nearest Transit Location:** Hampton Inn and Suites bus stop (0.3 miles, 5 min walk, 1 min car)

**Connectivity:** No Concrete sidewalks or bike paths nearby.

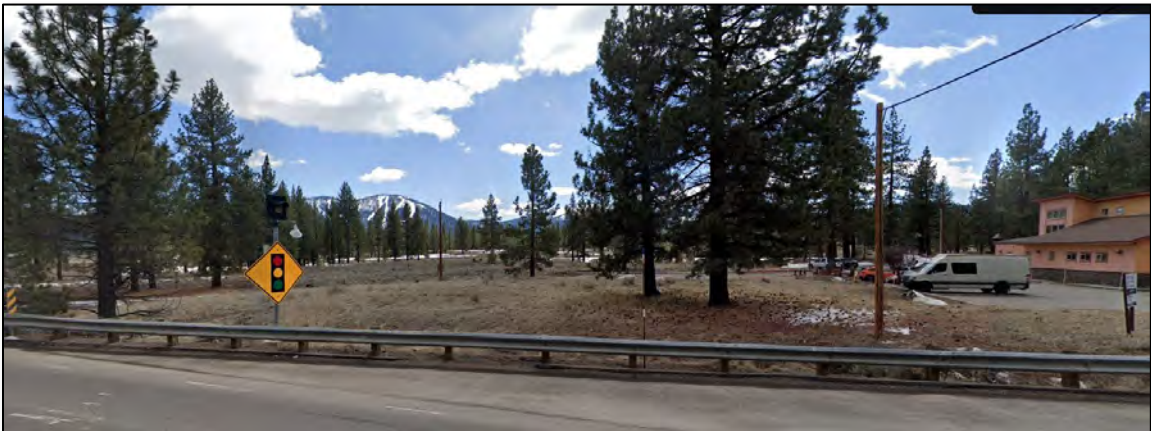
**Fire District:** Truckee Fire Protection District

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 45

# 235 Alpine Meadows Road

(APN: 095-050-042-000)

**Ownership:** Tallarigo Benjamin & Joanne

**Existing Uses:** Multi-family Residential

**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** C1-Ds

**Community Plan:** Alpine Meadows

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Alpine Springs County Water District
- **Existing Sewer Pipe:** Adjacent to Parcel
- **Water District:** Alpine Springs County Water District
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** Tahoe/ Resorts

**Nearest Transit Location:** Alpine Transport Center (0.2 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalks and designated bike paths in the area

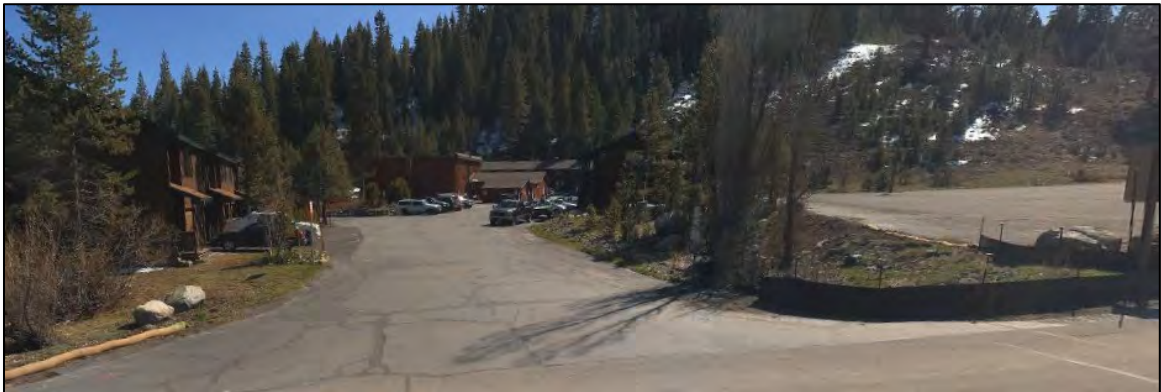
**Fire District:** North Tahoe FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 46

# Silver Bend Way 1

(APN: 054-171-034-000)

**Ownership:** Rothrock Mignon

**Existing Uses:** Surface Parking

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-Family and Commercial

**PCCP Land Use:** Plan Area B2. Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-88) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way. No bicycle friendly roads nearby. Two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 47

# 355 Silver Bend Way

(APN: 054-171-027-000)

**Ownership:** Quartz Ridge Family AP

**Existing Uses:** Single-Family Residence

**Acres:** 3

**Gross Potential Unit Count:** Minimum: 60, Maximum: 90

**Zoning:** HS-Dc, RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-76) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Silver Bend Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (parcel side only). No bicycle friendly roads nearby. Two bus stops within a mile radius.

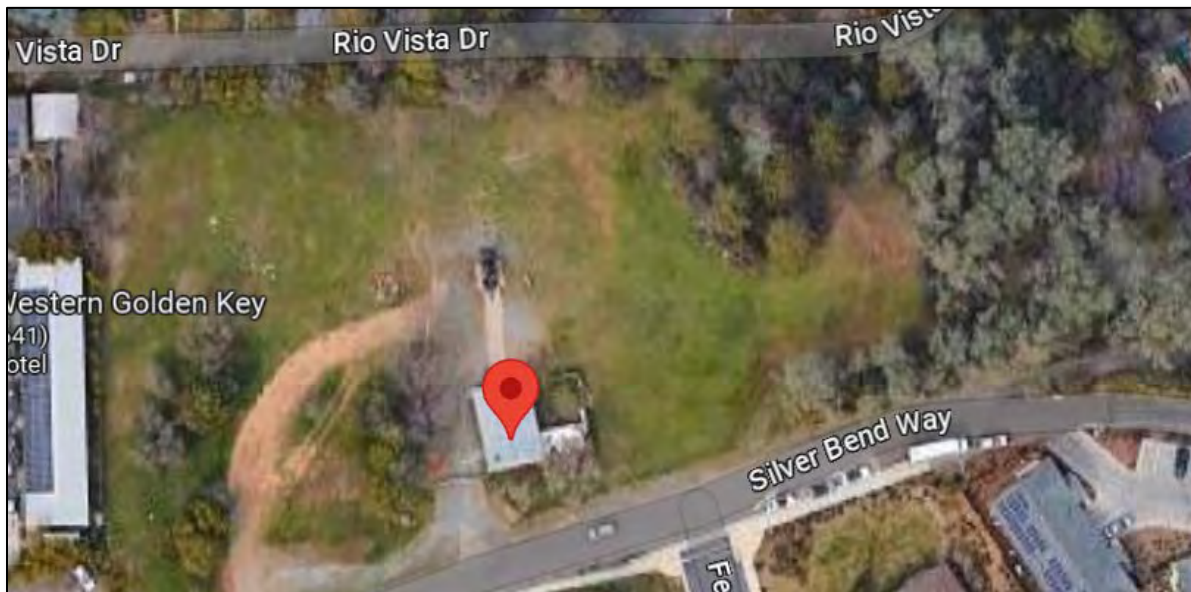
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 48

# Silver Bend Way 2

(APN: 054-171-049-000)

**Ownership:** Quartz Ridge Family Apartments LP

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AB7-95) Silver Bend Way
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel to the north
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.1 miles, 1 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 49

# 12150 Luther Road

(APN: 038-104-094-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees

**Existing Uses:** Vacant, Commercial

**Acres:** 2.2

**Gross Potential Unit Count:** Minimum: 44, Maximum: 66

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential and commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Chaparral, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
  - **Existing Sewer Pipe:** 6" GM (AB5-28) Lowe Lane
  - **Water District:** PCWA
  - **Existing Water Pipe:** Water main in Lowe Lane, Luther Road and Canal Street
- Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.2 miles, 4min walk, 1min car)

**Connectivity:** No close immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 50

# 180 Silver Bend Way

(APN: 054-171-033-000)

**Ownership:** Rosene Donald G & Shaun

**Existing Uses:** Vacant

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Multi-family Residential and Commercial

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Public Sewer:** 8" GM (AB7-80) Fern Place
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in adjacent parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Raley's Bus Stop, (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. Concrete sidewalk on Silver Bend Way as it approaches Lincoln Way (across from parcel only). No bicycle friendly roads nearby. 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 51

# Plaza Way 3

(APN: 052-043-009-000)

**Ownership:** Lyon Gary & Queen Lyon Panfila TR

**Existing Uses:** Vacant

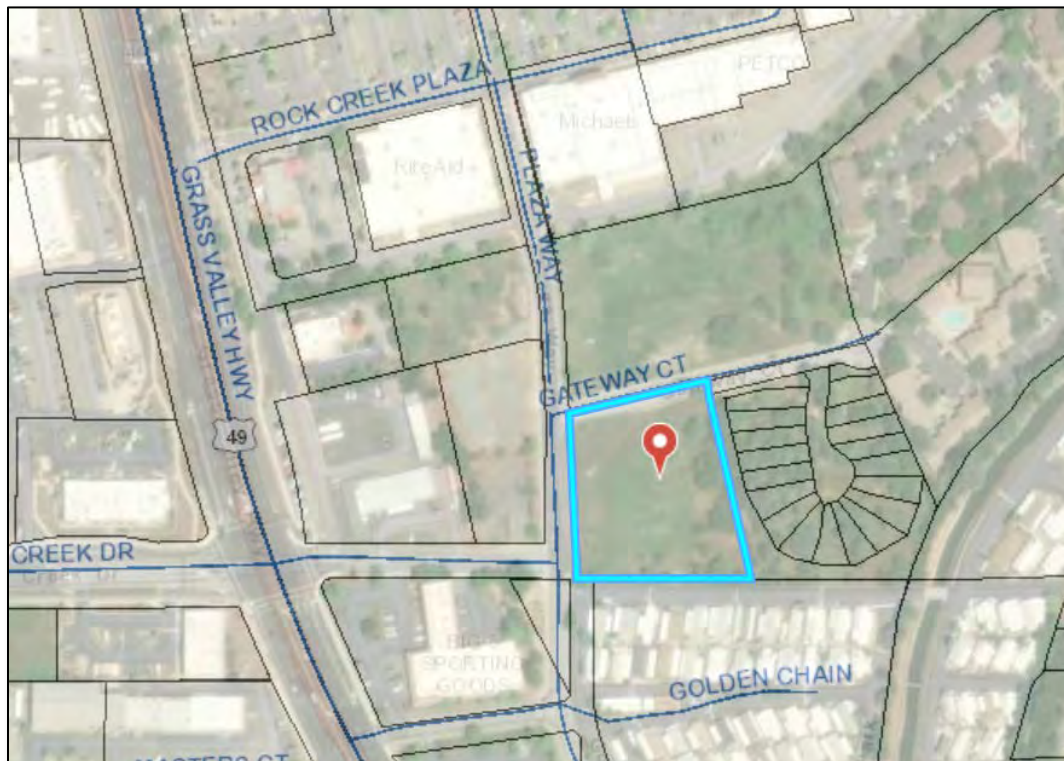
**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Residential

**PCCP Land Use:** Foothill – Urban Woodland, Urban/Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-57) Gateway Court
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Dr & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49 and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A

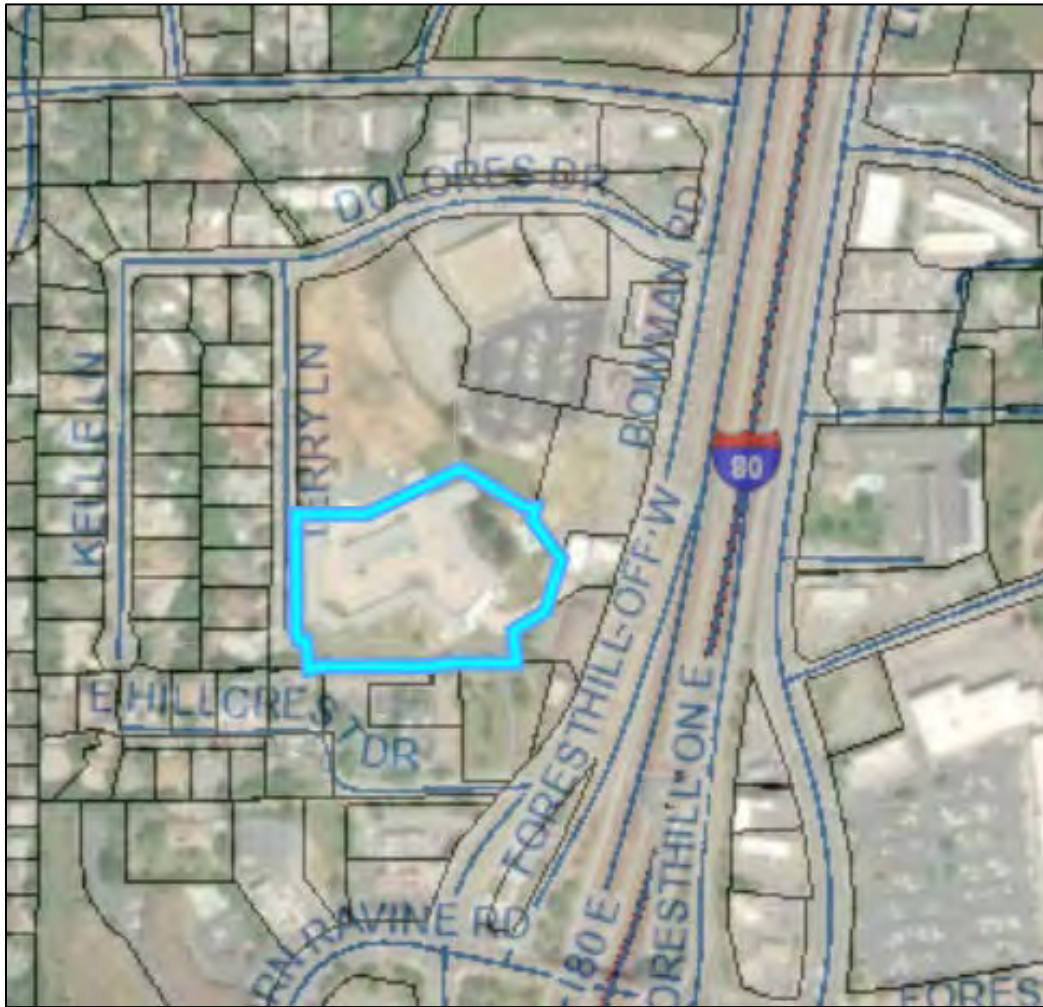




# 13431 Bowman Road

**Zoning:** HS-Dc

**Designation Land Use:** Commercial



**PCCP Land Use:** Urban/Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB6-43) Terry Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Terry Lane
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Luther / Garth (0.3 miles, 5min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bowman Rd. No bicycle friendly roads nearby.

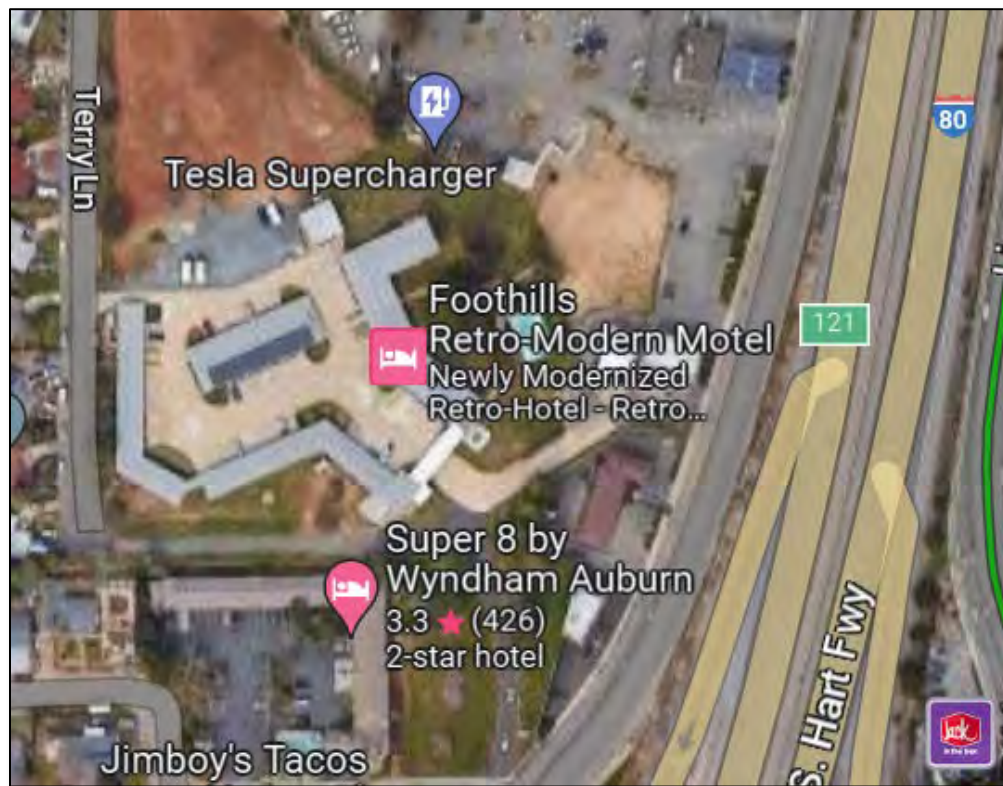
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 53

# Mill Pond Road

(APN: 053-103-054-000)

**Ownership:** Shiraz Development LLC

**Existing Uses:** Vacant

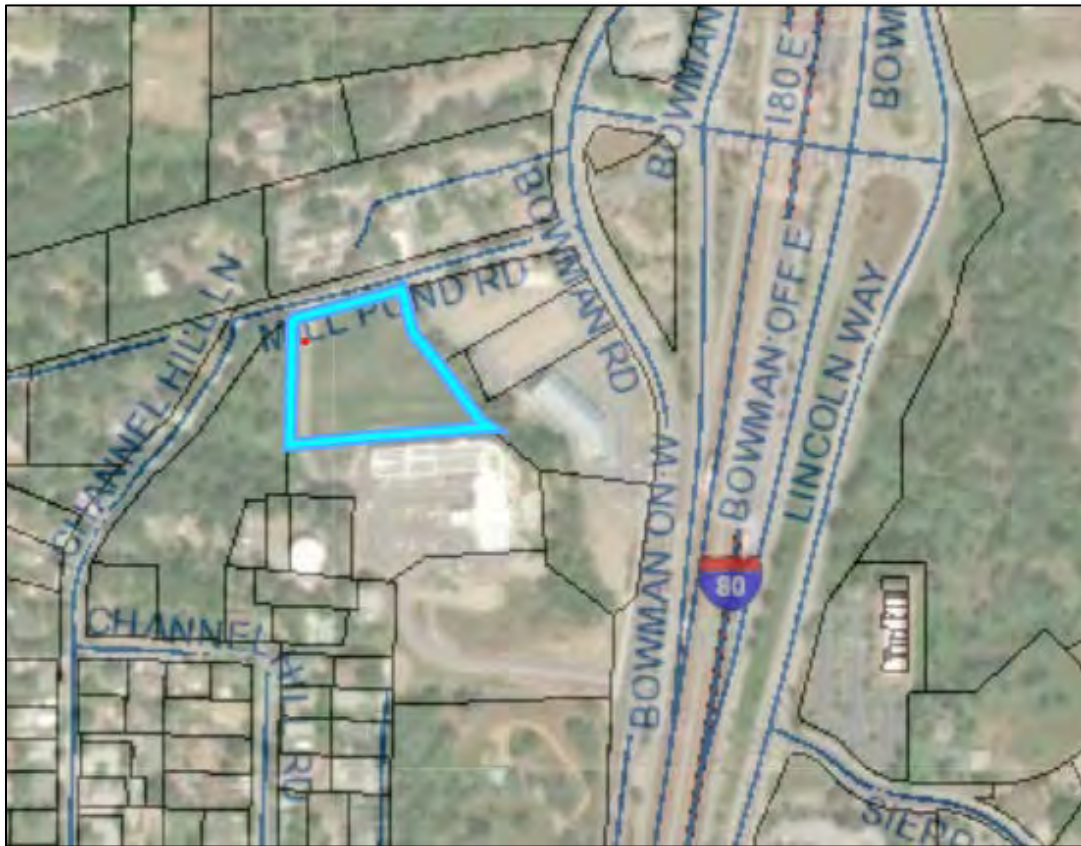
**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** HS-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and single-family parcels.

**PCCP Land Use:** Plan Area B2.



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AC7-14) Mill Pond Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Mill Pond Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Vista Care (0.2 miles, 4min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks: Mill Pond Rd, Bowman Rd, and Highway 80. No bicycle friendly roads nearby.

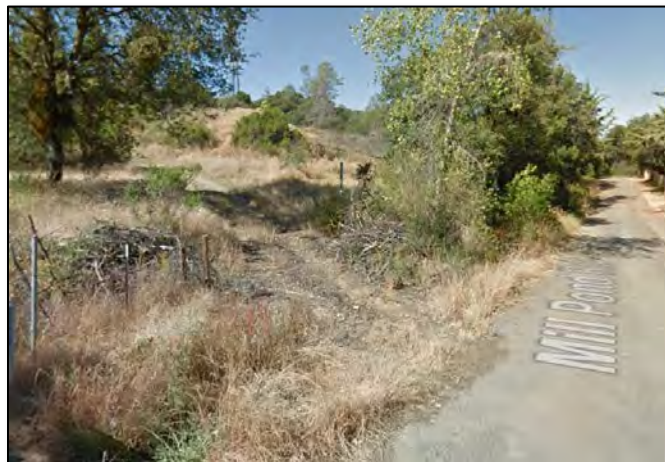
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Ackerman Charter District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





17905 Applegate Road

**Ownership:** Lujan Carlo Angel  
**Existing Uses:** Vacant  
**Acres:** 1.3  
**Gross Potential Unit Count:** Minimum: 26, Maximum: 39  
**Zoning:** C2-Dc

**Designation Land Use:** Commercial



**PCCP Land Use: N/A**

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-04) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water  $\pm$  4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A



Site Number: 55

# Applegate Road

(APN: 073-170-055-000)

**Ownership:** Belding John and Belding Mary

**Existing Uses:** Vacant

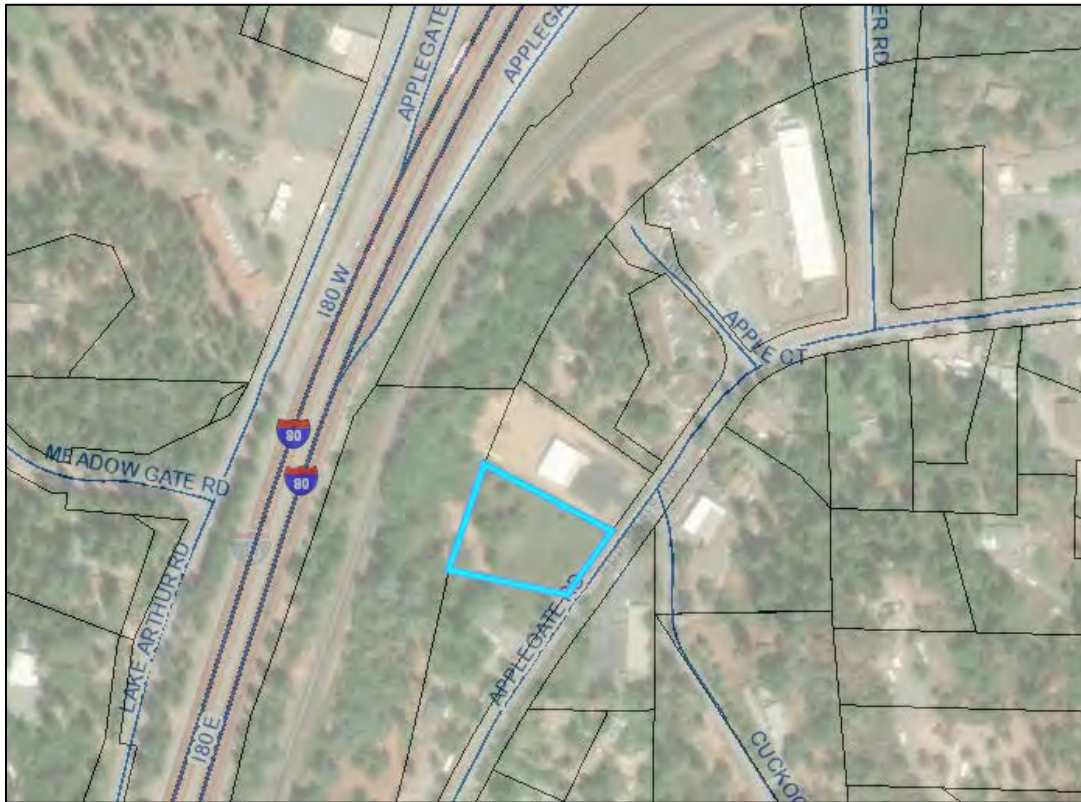
**Acres:** 1

**Gross Potential Unit Count:** Minimum: 20, Maximum: 30

**Zoning:** C2-Dc

**Community Plan:** Weimar/Applegate/Clipper Gap CP

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** Applegate
- **Existing Sewer Pipe:** 6" GM (GB2-03) Applegate Road
- **Water District:** Heather Glen CSD (annexation needed)
- **Existing Water Pipe:** Water  $\pm$  4800 feet to northeast
- **Traffic Fee District:** Placer East

**Nearest Transit Location:** N/A

**Connectivity:** No concrete sidewalks or bike lanes nearby.

**Fire District:** Placer Hills Fire Protection District

**School District:** Placer Union High School District, Placer Hills Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot stream





Site Number: 56

# Plaza Way 1

(APN: 052-042-015-000)

**Ownership:** Tabora Marcy

**Existing Uses:** Vacant, Commercial

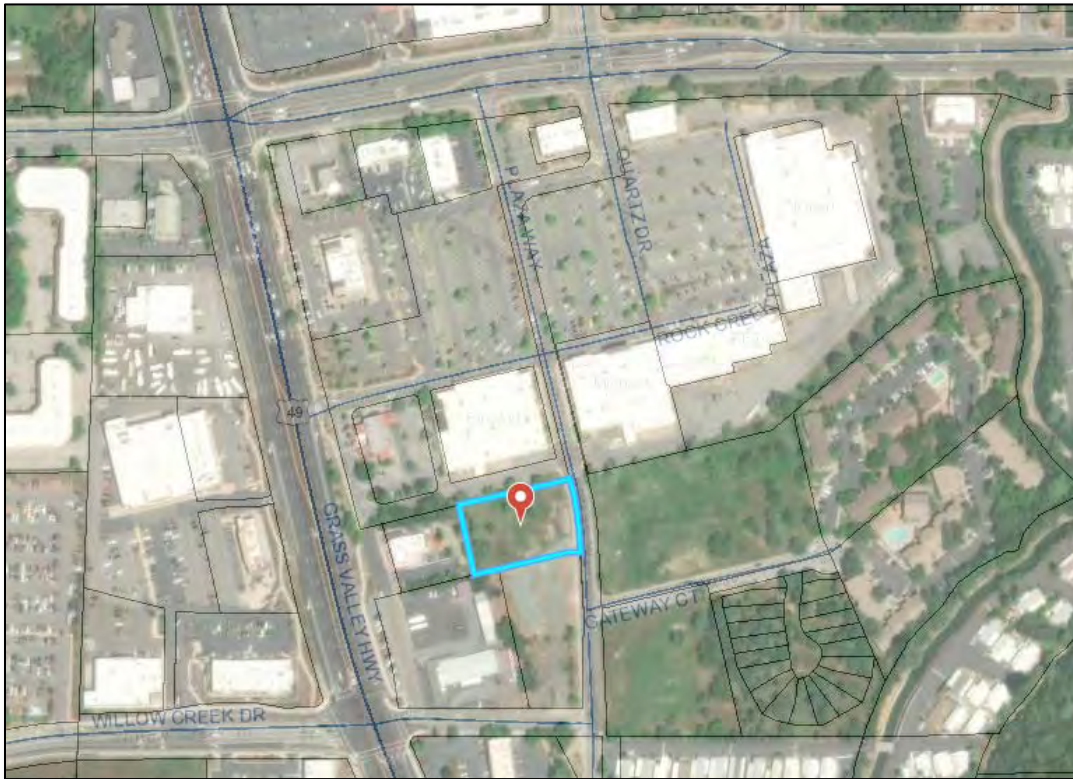
**Acres:** 0.9

**Gross Potential Unit Count:** Minimum: 18, Maximum: 27

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-81) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water line in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks on Highway 49 and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 57

# Plaza Way 2

(APN: 052-042-016-000)

**Ownership:** NCMC Properties LLC

**Existing Uses:** Vacant

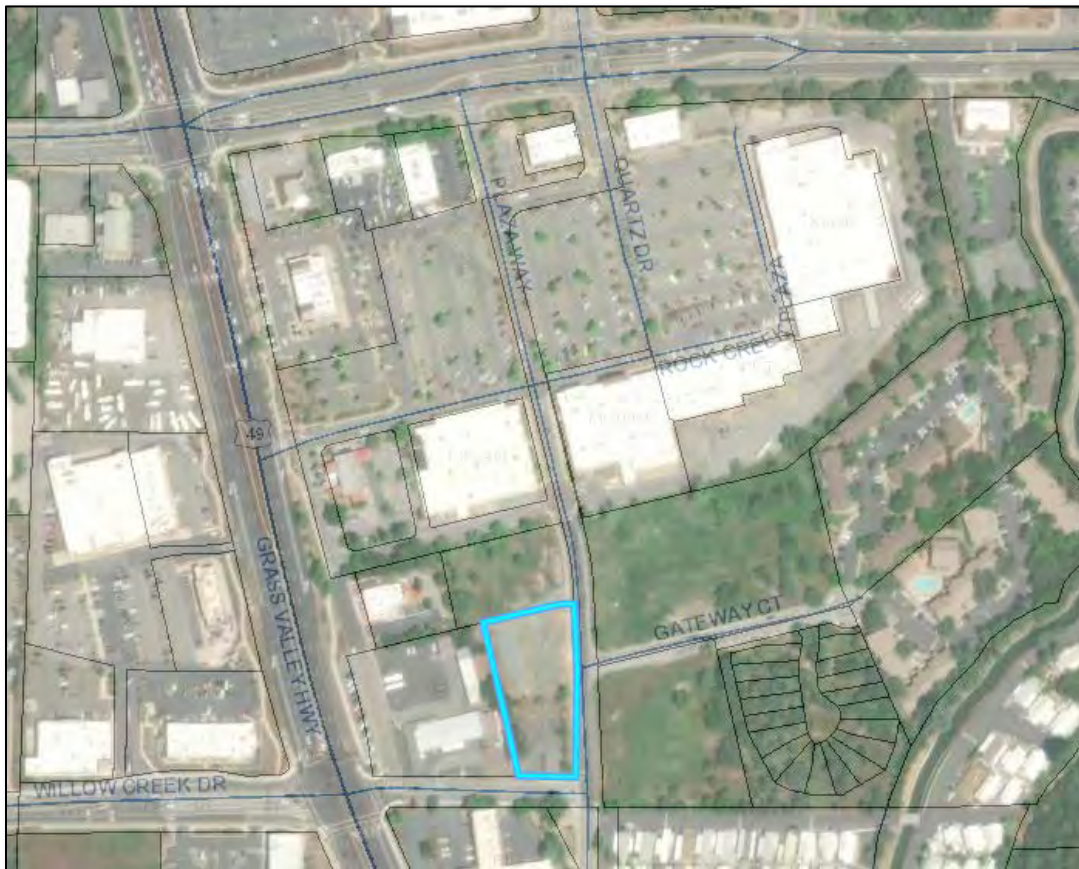
**Acres:** 1.2

**Gross Potential Unit Count:** Minimum: 24, Maximum: 36

**Zoning:** CPD-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Commercial



**Surrounding Land Description:** Commercial and Vacant

**PCCP Land Use:** Foothill – Urban / Suburban



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD4-82) Plaza Way
- **Water District:** PCWA
- **Existing Water Pipe:** 12" water pipe in Plaza Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Plaza Drive & Plaza Way (0.1 miles, 1min walk, 1min car)

**Connectivity:** Close access to concrete sidewalks, Highway 49, and Plaza Way.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 58

# 4960 Grass Valley Highway

(APN: 076-112-083-000)

**Ownership:** J Dutra Inc

**Existing Uses:** Vacant

**Acres:** 13

**Gross Potential Unit Count:** Minimum: 260, Maximum: 390

**Zoning:** CPD-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** Potential Stream System

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 1500 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Christian Valley CSD (annexation needed)
- **Existing Water Pipe:** Water pipe 2400 feet to east
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Ln, (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to two bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 59

# 1453 Lowe Lane

(APN: 038-104-085-000)

**Ownership:** Tanko Gary & Rosemary Trustees

**Existing Uses:** Apartments

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Mixed residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban / Suburban, Existing Disturbed



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane, Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Road (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Rd.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 60

# 11815 Edgewood Road

(APN: 038-113-031-000)

**Ownership:** Pamfiloff Eugene B & Erena

**Existing Uses:** Vacant

**Acres:** 1.9

**Gross Potential Unit Count:** Minimum: 38, Maximum: 57

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Additional commercial parcels on Highway 49 side.

**PCCP Land Use:** Foothill – Urban / Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-60) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Rd. (0.2 miles, 5min walk, 1 min car)

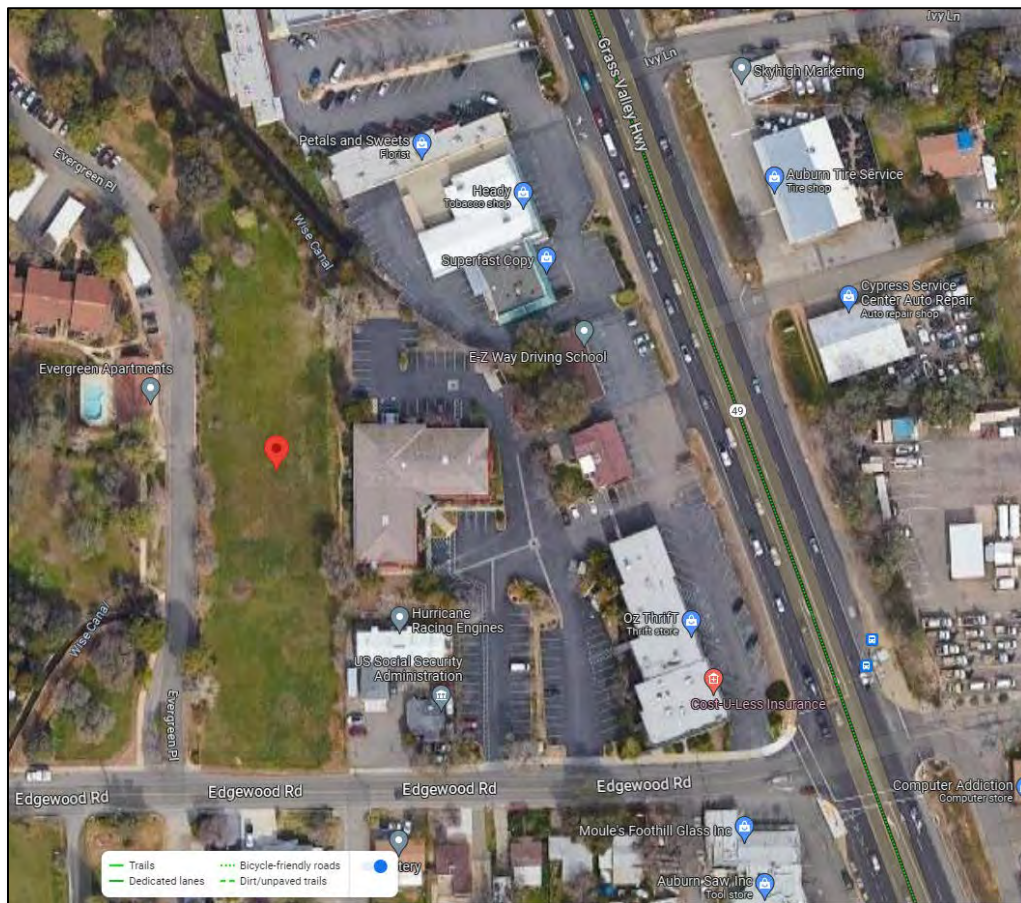
**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Stream Setback:** 100-foot canal



Site Number: 61

# Grass Valley Hwy and Freeman Circle

(APN: 076-092-008-000)

**Ownership:** Wright Thomas R & Nicholina

**Existing Uses:** Vacant

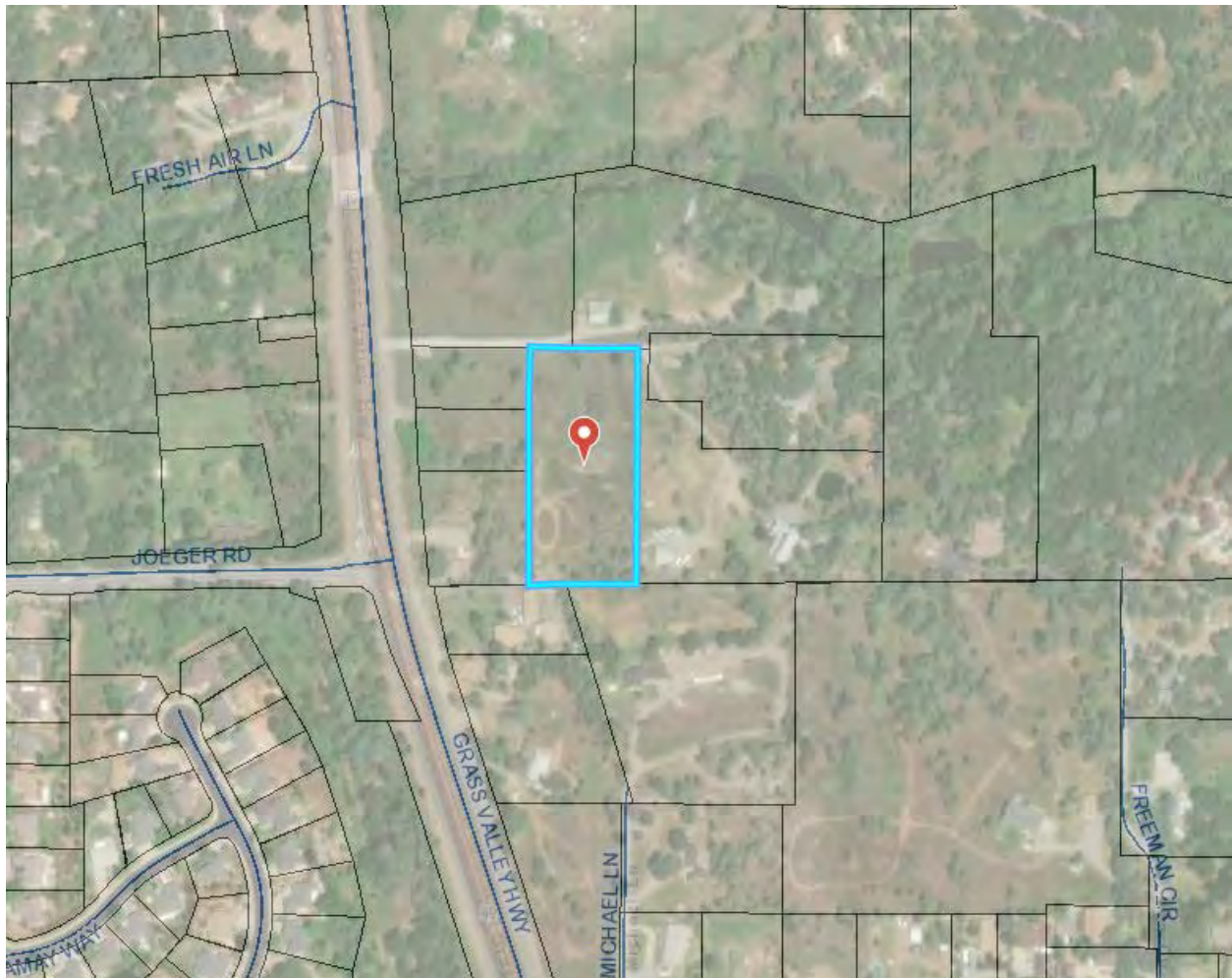
**Acres:** 2.2

**Gross Potential Unit Count:** Minimum: 44, Maximum: 66

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** Water line at the corner Joerger and Richardson Drive 1000 feet west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Road at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 62

# Edgewood Road

(APN: 038-121-067-000)

**Ownership:** Mary Bardellini

**Existing Uses:** Vacant

**Acres:** 1.3

**Gross Potential Unit Count:** Minimum: 26, Maximum: 39

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units.

**PCCP Land Use:** Foothill – Urban/Suburban, Canal

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-54) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

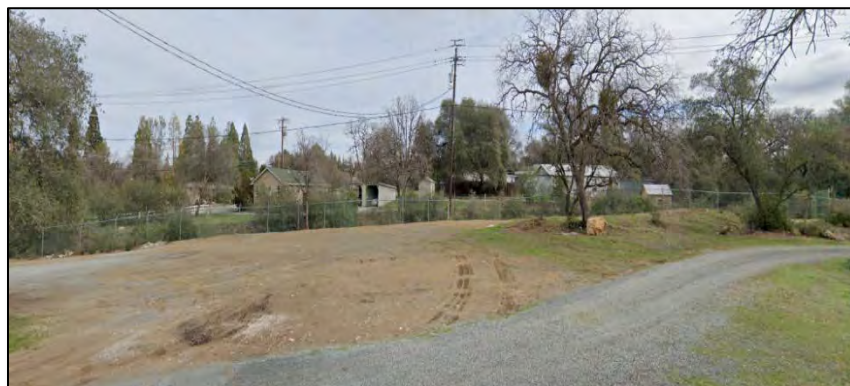
**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 63

# 1475 Lowe Lane

(APN: 038-104-082-000)

**Ownership:** Tanko Gary C. & Rosemary Trustees

**Existing Uses:** Single-Family Residential

**Acres:** 0.6

**Gross Potential Unit Count:** Minimum: 12, Maximum: 18

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10-15 DU/Ac



**Surrounding Land Description:** Single-family residential on the east and north. Commercial parcels to the west, proximity to Canal Street and Luther Road.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AB5-66) Lowe Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lowe Lane and Luther Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Luther Rd (0.3 miles, 6min walk, 2min car)

**Connectivity:** No immediate access to bike lanes, concrete sidewalks on Luther Road

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Urban Unzoned

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 64

# 11764 Edgewood Road

(APN: 038-121-030-000)

**Ownership:** Ralph & Judith Carlisle

**Existing Uses:** Single-Family Residential

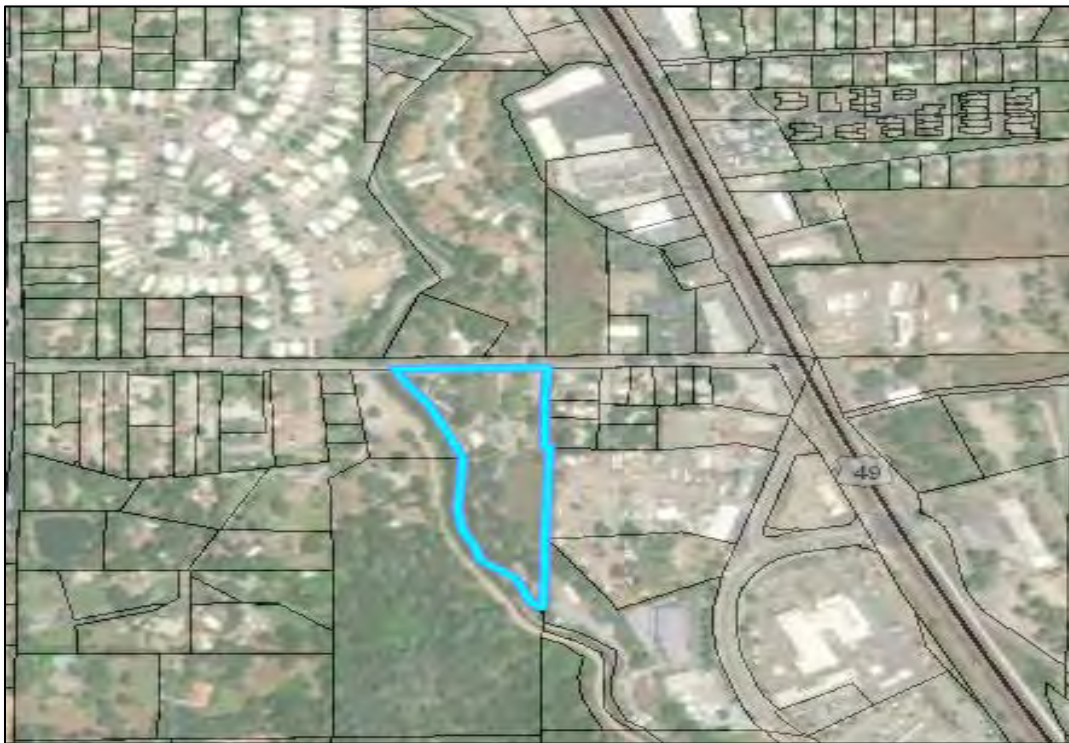
**Acres:** 4.2

**Gross Potential Unit Count:** Minimum:84, Maximum:126

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly used as single-family residential units. Commercial parcels on the side of Highway 49.

**PCCP Land Use:** Foothill – Urban/Suburban, Existing Disturbed

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-152) Edgewood Road
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.2 miles, 5min walk, 1min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal



Site Number: 65

# 4362 Grass Valley Highway

(APN: 076-070-002-000)

**Ownership:** Smith Elaine M & Smith Bruce W TR

**Existing Uses:** Single Family Residential

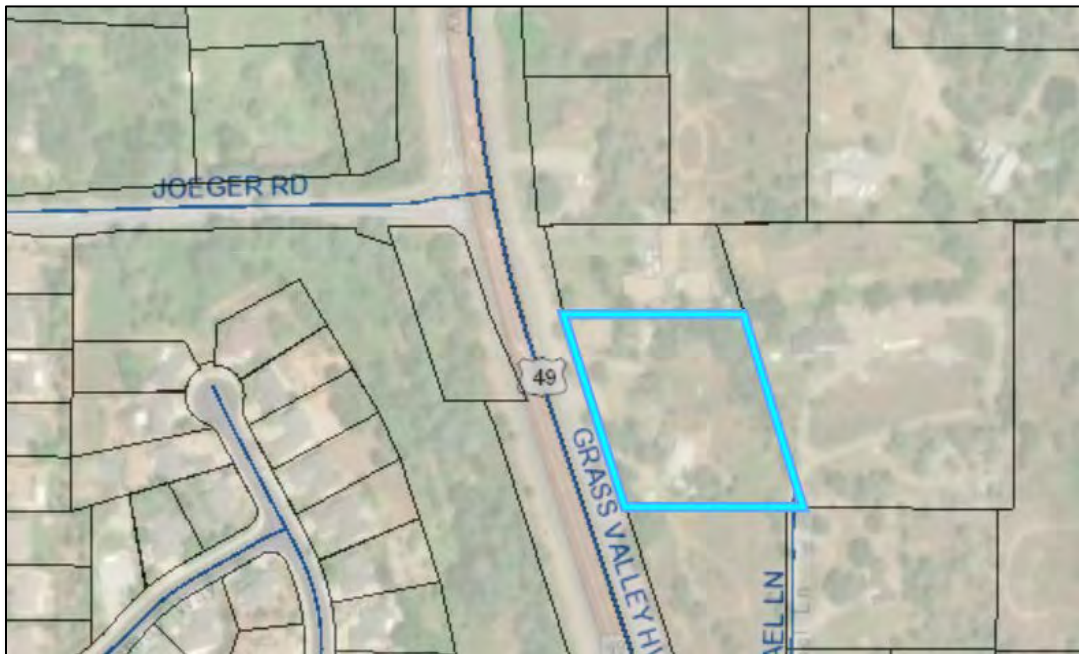
**Acres:** 1.8

**Gross Potential Unit Count:** Minimum: 36, Maximum: 54

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** N/A



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west from parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 66

# 4390 Grass Valley Highway

(APN: 076-070-068-000)

**Ownership:** Dunkle Eric R

**Existing Uses:** Apartments

**Acres:** 0.8

**Gross Potential Unit Count:** Minimum: 16, Maximum: 24

**Zoning:** RM-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Medium Density Residential 5 - 10 DU/Ac



**Surrounding Land Description:** Vacant and Single-Family residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 18" GM (AG3-04) Grass Valley Highway, SMD1
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe at the corner Joerger and Richardson Drive 820 ft west of parcel
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Dry Creek Rd at Tuff Shed, (0.4 miles, 10min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 67

# 4950 Grass Valley Highway

(APN: 076-112-084-000)

**Ownership:** Rafael y Rosa Perez

**Existing Uses:** Single-Family Residential

**Acres:** 1.1

**Gross Potential Unit Count:** Minimum:22, Maximum: 33

**Zoning:** RM-Dc

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** High Density Residential 10 - 15 DU/Ac



**Surrounding Land Description:** Mostly open space and some single-family parcels.

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1 (annexation required)
- **Existing Sewer Pipe:** Not on site. Nearest connection (AH3-L17) located approximately 3000 feet away from parcel between Florence Lane and Louis Court
- **Water District:** Nevada Irrigation District (annexation required)
- **Existing Water Pipe:** Water pipe 3300 ft East
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 at Florence Lane (0.1 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks nearby. No bicycle friendly roads nearby. Proximity to 2 bus stops within a mile radius.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 68

# 10715 Highway 89

(APN: 080-020-013-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

**Acres:** 2.3

**Gross Potential Unit Count:** Minimum: 46, Maximum: 69

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial, Vacant and Single-Family Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe adjacent to site
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 Across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks only on Hwy 89 side of parcel. Access to bike friendly roads.

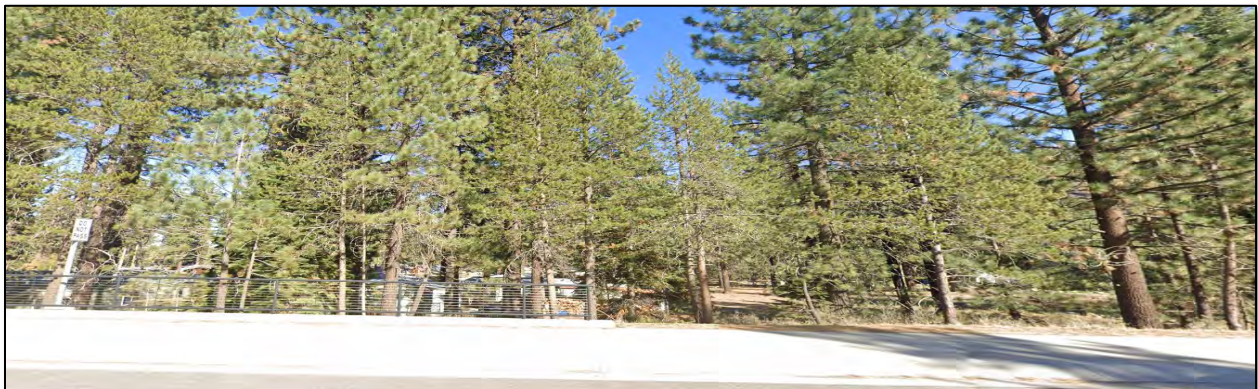
**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 69

# 10715 River Road

(APN: 080-020-014-000)

**Ownership:** Donner Creek Limited

**Existing Uses:** Mobile Homes

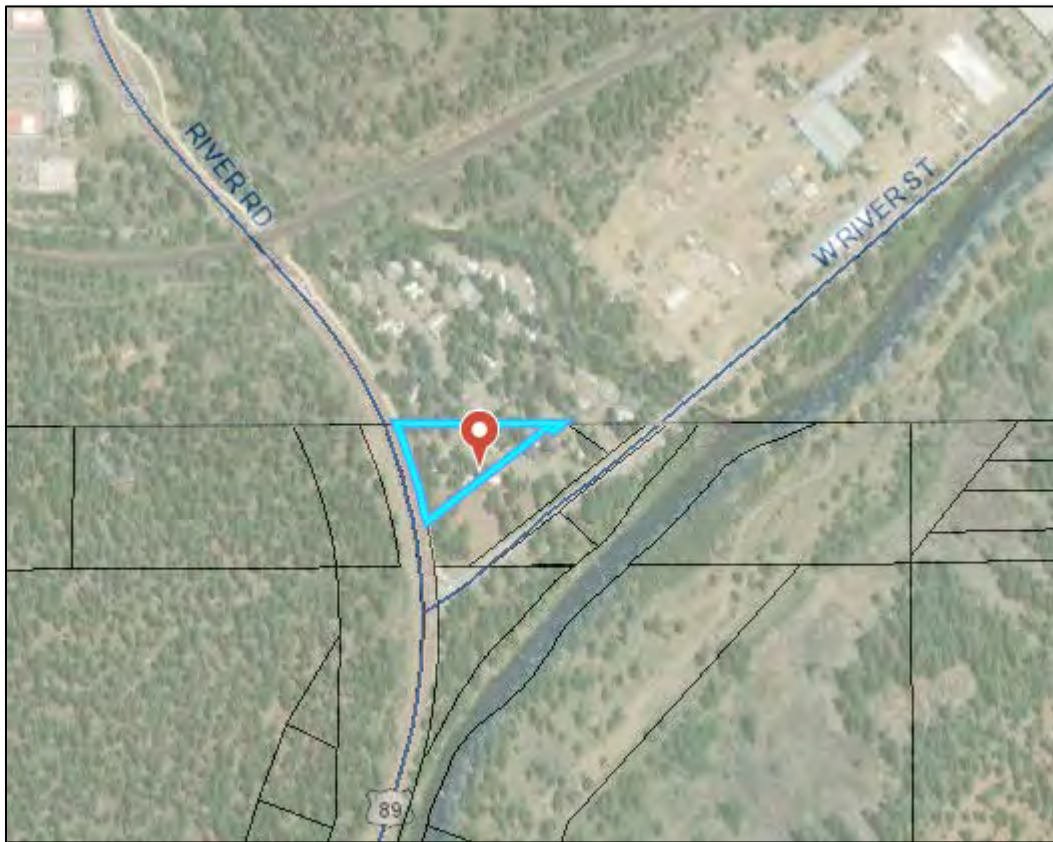
**Acres:** 1.6

**Gross Potential Unit Count:** Minimum: 32, Maximum: 48

**Zoning:** RM-Ds

**Community Plan:** General Plan

**Designation Land Use:** High Density Residential 3,000 - 10,000 SF (10-21 du)



**Surrounding Land Description:** Commercial and Single-Family Residential

**PCCP Land Use:** N/A

**Infrastructure: (road, sewer, water):**

- **Sewer District:** Truckee Sanitary District
- **Existing Sewer Pipe:** Adjacent parcel
- **Water District:** Tahoe City PUD (annexation required)
- **Existing Water Pipe:** Water pipe 140 ft south
- **Traffic Fee District:** N/A

**Nearest Transit Location:** Hwy 89 across from West River Street (Trailer Park) (0.1 miles, 3min walk, 1min car)

**Connectivity:** Concrete sidewalks on Hwy 49. Access to bike friendly roads.

**Fire District:** Truckee FPD

**School District:** Tahoe Truckee Unified School District

**Fire Severity Zone:** SRA Very High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 70

# 3120 Deseret Drive

(APN: 051-120-068-000)

**Ownership:** Auburn Grace Community Church

**Existing Uses:** Vacant / House of Worship

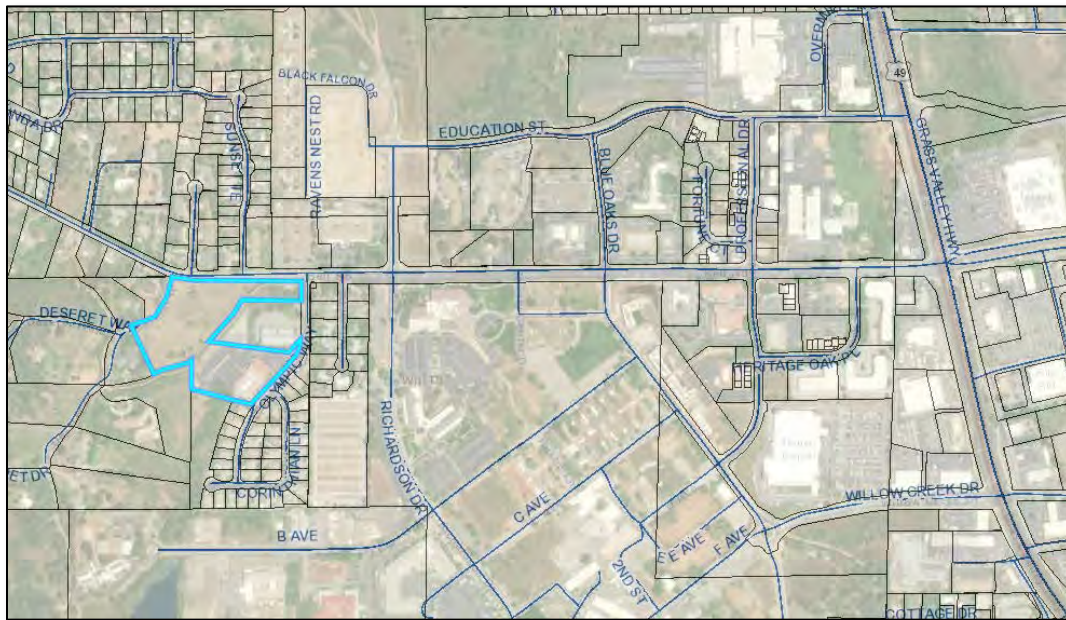
**Acres:** 8.6

**Gross Potential Unit Count:** Minimum: 172, Maximum: 258

**Zoning:** RS-AG-B-43

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low-Medium Density Residential 2 - 5 DU/Ac



**Surrounding Land Description:** Single-Family Residential

**PCCP Land Use:** Foothill – Annual Grassland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 8" GM (AD2-10) Bell Road
- **Water District:** Nevada Irrigation District
- **Existing Water Pipe:** 12" water line in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Bell Rd. & County Center Dr. (0.4 miles, 6min walk, 1min car)

**Connectivity:** Concrete sidewalk on Bell Road on opposite side of the parcel.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 50-foot stream, 100-foot canal



Site Number: 71

# 85 Lincoln Way

(APN: 054-290-064-000)

**Ownership:** Villaggio Sacramento Condos LLC

**Existing Uses:** Vacant

**Acres:** 2.9

**Gross Potential Unit Count:** Minimum: 58, Maximum: 87

**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Residential and Vacant

**PCCP Land Use:** Plan Area B2



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-54) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A





Site Number: 72

# Lincoln Way Property

(APN: 054-290-065-000)

**Ownership:** Villaggio Sacramento Condos LLC

**Existing Uses:** Vacant

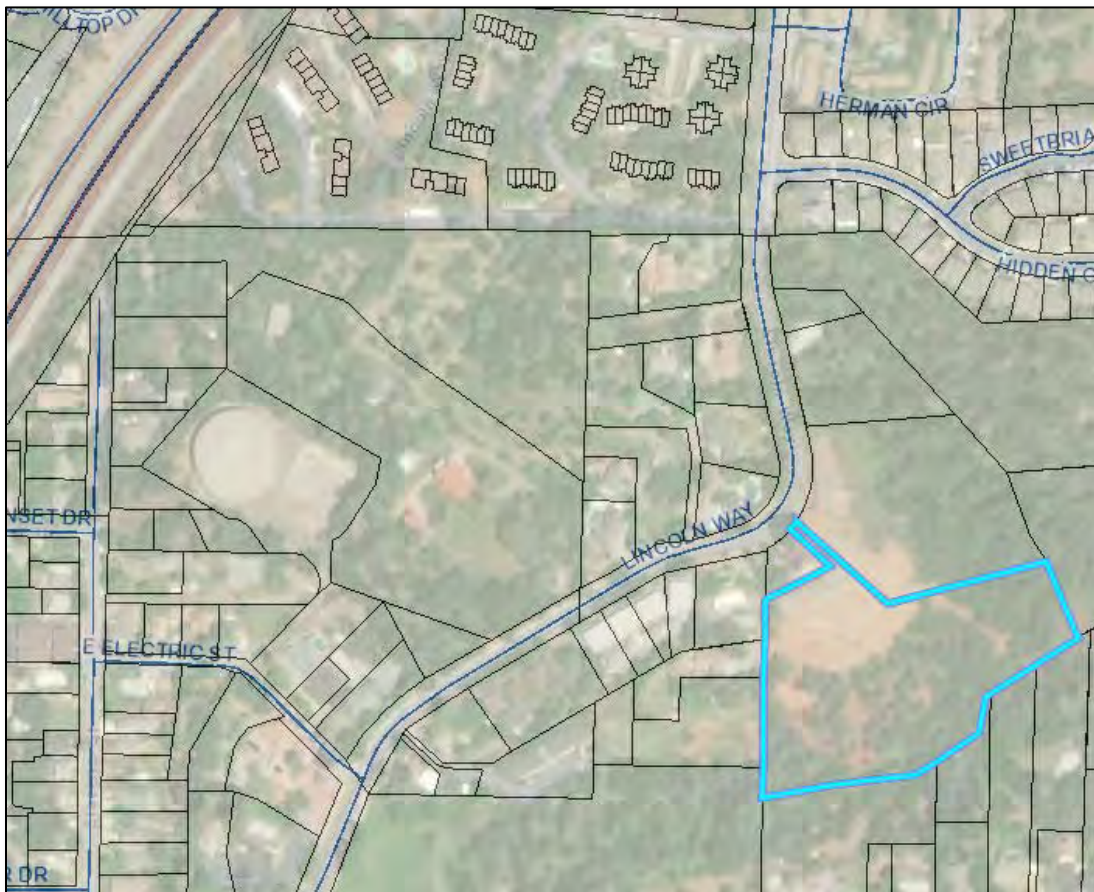
**Acres:** 4.5

**Gross Potential Unit Count:** Minimum: 90, Maximum: 135

**Zoning:** RS

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Medium Density Residential 2 -5 DU/Ac



**Surrounding Land Description:** Single-Family, Multi-Family, Vacant

**PCCP Land Use:** Plan Area B2

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AA6-55) Hidden Glen Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Lincoln Way
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Alta Vista Bus Stop, (0.2 miles, 3 min walk, 1min car)

**Connectivity:** No immediate concrete sidewalks access. No bicycle friendly roads nearby.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA High

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



Site Number: 73

# 920 Blitz Lane

(APN: 038-121-068-000)

**Ownership:** Mary Bardelini

**Existing Uses:** Single-Family Residential

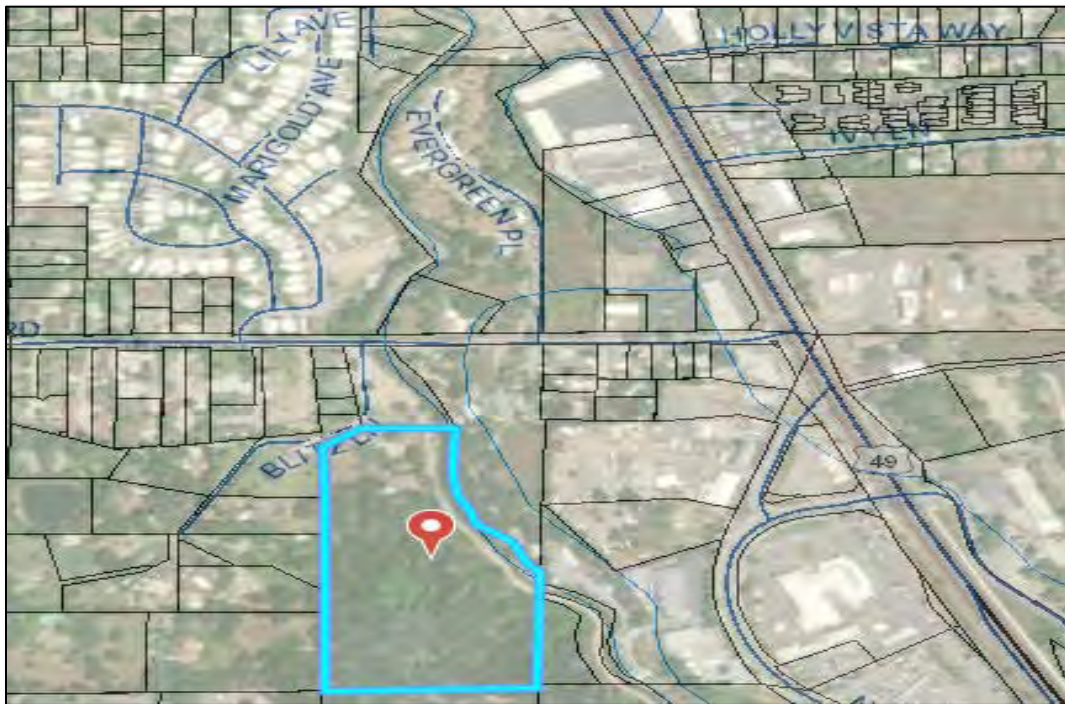
**Acres:** 10.1

**Gross Potential Unit Count:** Minimum: 202, Maximum 303

**Zoning:** RS-AG-B-40

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Low Density Residential 0.4 - 0.9 Ac. Min



**Surrounding Land Description:** Parcels around the property share the same zoning and are mainly single-family residential.

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban, Canal, Intermittent Stream



**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD 1
- **Existing Sewer Pipe:** 6" GM (AB4-55) Blitz Lane
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Edgewood Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Hwy 49 & Edgewood Road (0.3 miles, 7min walk, 2min car)

**Connectivity:** No immediate access to bike paths or paved sidewalks. The closest road is Edgewood Road.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 193)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** LRA Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** 100-foot canal





Site Number: 74

# Bell Road

(APN: 052-171-005-000)

**Ownership:** Delette Jackson / Sabrina Soracco

**Existing Uses:** Vacant

**Acres:** 15.8

**Gross Potential Unit Count:** Minimum: 316, Maximum: 474

**Zoning:** IN-Dc-AO

**Community Plan:** Auburn / Bowman Community Plan

**Designation Land Use:** Open Space



**Surrounding Land Description:** Commercial, Vacant, Golf Course

**PCCP Land Use:** Foothill – Mixed Oak Woodland, Urban/Suburban

**Infrastructure: (road, sewer, water):**

- **Sewer District:** SMD1
- **Existing Sewer Pipe:** 6" GM (AD5-20) Bill Francis Drive
- **Water District:** PCWA
- **Existing Water Pipe:** Water main in Bell Road
- **Traffic Fee District:** Auburn / Bowman

**Nearest Transit Location:** Target (bus stop) (2 miles, 20min walk, 3min car)

**Connectivity:** No close access to concrete sidewalks, or bike paths.

**Fire District:** North Auburn/Ophir Fire (CSA 28 ZONE 137)

**School District:** Placer Union High School District, Auburn Union School District

**Fire Severity Zone:** SRA Urban Moderate

**Floodplain Zone:** N/A

**Stream Setbacks:** N/A



**Appendix B**  
**Draft RM30 Zone Language**

## Article 17.48 RESIDENTIAL MULTIFAMILY 30 (RM30) DISTRICT

### 17.49.010 Residential Multifamily 30 (RM30).

- A. Purpose and Intent. The Residential Multifamily 30 district is intended to provide areas for residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. It is intended that new development in this district utilize innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, and/or major streets.
- B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM30 zone district as provided by Section [17.06.030](#) et seq. (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

#### Allowable Land Uses Table

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
<b>Agricultural, Resource and Open Space Uses</b>		
Animal raising and keeping		See Section <a href="#">17.56.050</a>
<b>Mixed Use</b>		
Mixed Use development	C	<a href="#">17.56.135 &amp; 17.27.010</a>
Live/Work	C	<a href="#">17.56.135</a>
<b>Recreation, Education and Public Assembly Uses</b>		
Community center	CUP	<a href="#">17.56.340</a>
Houses of worship	MUP	
Libraries and museums	MUP	
Membership organization facilities	MUP	
Parks, playgrounds,		
Schools - Elementary	MUP	
Schools - Secondary	MUP	
Schools - Specialized education and training	MUP	
Temporary events	C	<a href="#">17.56.300</a>
<b>Residential Uses</b>		
Accessory and junior accessory dwelling units	C	<a href="#">17.56.200</a>
Cluster Lot Development – Cottage Housing	C	<a href="#">17.54.115</a>
Cluster Lot Development – Moveable Tiny House Community	C	<a href="#">17.54.115</a>
Emergency shelter, 60 or fewer clients	C	<a href="#">17.56.295</a>
Emergency shelter, 61 or more clients	MUP	<a href="#">17.56.295</a>
Home occupations	C	<a href="#">17.56.120</a>
Mobile home parks	CUP	<a href="#">17.56.140</a>
Mobile homes	C	<a href="#">17.56.150</a>



ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Multifamily dwellings	C	<a href="#">17.56.135</a>
Residential accessory uses	C	<a href="#">17.56.180</a>
Residential care homes, 6 or fewer clients	C	
Residential care homes, 7 or more clients	MUP	
Senior housing projects	CUP	<a href="#">17.56.210</a>
Single-room occupancy residential housing, 30 or fewer units	C	<a href="#">17.56.233</a>
Single-room occupancy residential housing, 31 or more units	MUP	<a href="#">17.56.233</a>
<b>Service Uses</b>		
Cemeteries, columbariums and mortuaries	CUP	
Child/adult day care, centers	MUP	
Child day care, family care homes	A	
Medical services - Hospitals and extended care	CUP	
Offices, temporary	MUP	<a href="#">17.56.300</a>
Storage, accessory	A	<a href="#">17.56.250</a>
<b>Transient Lodging</b>		
Bed and breakfast lodging	MUP	<a href="#">17.56.070</a>
<b>Transportation and Communications</b>		
Antennas, communications facilities	See Section <a href="#">17.56.060</a>	
Pipelines and transmission lines	A	

## KEY TO PERMIT REQUIREMENTS

Allowed use, zoning compliance required ( <a href="#">17.06.050</a> )	A
Zoning clearance required ( <a href="#">17.06.050</a> )	C
Minor use permit required ( <a href="#">17.06.050</a> )	MUP
Conditional use permit required ( <a href="#">17.06.050</a> )	CUP

- C. Residential Density. Any residential multifamily development within the RM 30 zone district shall be established at a minimum density of 20 units per acre and maximum density of 30 units per acre. For purposes of this Section the net density shall be used to calculate density. The net density being total residential units divided by the total residential land area (excludes roads and road easements, open spaces, sensitive habitat areas, slopes exceeding 15%, and other uses).
- D. Site Development Standards. All new development in the RM 30 zone, except where otherwise provided by Articles 17.54 (General Development Standards) or 17.56 (Specific Use Requirements) for a particular use or situation shall meet the requirements established in the [Multifamily and Mixed Use Design Manual](#) for lot area, site width, setbacks, floor area ratio, and height limit and other applicable standards.
- E. Housing developments including owner-occupied and/or rental multifamily uses that include a minimum of twenty percent (20%) affordable housing (as defined in Government Code Section 65915), is permitted by-right as defined by Government Code Section 65583.2(i).

**Appendix C**

**Draft High Density Residential 20/30 Land Use  
Designation Language**

**TABLE 1-1  
RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN LAND USE  
DESIGNATIONS**

<b>Generalized Land Use Designations</b>	<b>County General Plan Land Use Designations</b>	<b>Existing General &amp; Community Plan Land Use Designations</b>
<b>Agriculture</b>	Agriculture (10, 20, 40, 80-160 ac. min.)	Agriculture Agricultural – Planning Reserve
<b>Timberland</b>	Timberland (10, 20, 40, 80-640 ac. min.)	Timberland
<b>Resource Protection, Greenbelt, Open Space, and Recreation</b>	Greenbelt and Open Space	Conservation Preserve Forest Forestry Greenbelt and Open Space Open Space Park Riparian Drainage
	Resorts and Recreation	Forest (or Forestry) Recreation
	Water Influence	Water Influence Water Influence/Private Ownership
<b>Rural Residential</b>	Rural Residential	Forest Residential Ranchette Rural Estate Rural Low Density Residential Rural Residential
<b>Urban</b>	Low Density Residential	Low Density Residential Low Medium Density Residential
	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential Mixed Use Penryn Parkway
	<u>High Density Residential 20/30</u>	<u>High Density Residential</u> <u>Rural Low Density Residential</u> <u>Rural Medium Density Residential</u> <u>Rural Residential</u> <u>Rural Estate</u> <u>Open Space</u> <u>Industrial</u> <u>Commercial &amp; Medium Density Residential</u> <u>Medium Density Residential</u> <u>Low Density Residential</u> <u>Low Medium Density Residential</u> <u>Mixed Use</u> <u>Penryn Parkway</u>

		<a href="#">Commercial</a> <a href="#">General Commercial</a> <a href="#">Professional Office</a> <a href="#">Neighborhood Commercial</a> <a href="#">Village Commercial</a>
	General Commercial	Commercial General Commercial Heavy Commercial Mixed Use Neighborhood Commercial Penryn Parkway Professional Office Village Commercial
	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Resorts and Recreation Tourist/Resort Commercial Visitor Commercial
	Business Park/Industrial	Business Park/Industrial Industrial Industrial Development Reserve Office Retail Open Space/Business Park
	Public Facility	Cemetery Public Facility Public or Quasi-Public Schools
<b>Specific Plan Area/Study Area</b>	Regional University Specific Plan	Specific Plan Specific Plan Study Corridor

**TABLE 1-2**  
**DEVELOPMENT STANDARDS**  
**By Land Use Designation**

	<b>DEVELOPMENT STANDARDS</b>		
<b>Land Use Designation</b>	<b>Minimum Lot Area</b>	<b>Range/Maximum DUs per Net Acre</b>	<b>Maximum Nonresidential FAR</b>
<b>Agriculture (AG)</b>	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
<b>Timberland (T)</b>	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
<b>Forestry (FOR)</b>	20 to 160 acres*	0	0.02



Land Use Designation	DEVELOPMENT STANDARDS		
	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water Influence (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq. ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
<u>High Density Residential 20/30 (HDR 20/30)</u>	<u>3,500 to 10,000 sq. ft.*</u>	<u>20-30 du</u>	<u>2.00</u>
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a
Regional University Specific Plan	See Specific Plan Documents		

*\*Minimum lot size within range determined by zoning*

*\*\*Only one principal dwelling allowed per lot*

### **High Density Residential 20/30 (HDR 20/30)**

This designation provides for high-density multifamily residential neighborhoods of halfplexes, duplexes, apartments, and other multifamily attached dwelling units such as townhomes and condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, schools, major commercial centers, and community services. Typical land uses allowed include: cluster lot development, movable tiny house communities, mixed use development, live/work projects, mobile home parks, all types of multifamily dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses: community centers, houses of worship, schools, child/adult day care centers, medical services – hospitals and extended care, temporary offices; and necessary infrastructure including pipelines and transmission lines. This land use designation enables the Residential Multifamily 30 (RM30) zone district. In the RM30 zoning district, if the density allowed under a community plan or specific plan is inconsistent with the density allowed in the development standards above, the greater density prevails.

Multifamily and mixed-use development within this district is subject to the Placer County Multifamily and Mixed Use Design Manual requirements including design guidelines and development standards. Where the guidelines or standards in the Multifamily and Mixed Use Design Manual differ from those in an applicable community plan, the Multifamily and Mixed Use Design Manual shall prevail. In instances where the Multifamily and Mixed Use Design Manual is silent on a guideline or standard, the standard of the applicable community plan shall prevail.

**TABLE 1-3  
GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONING  
DISTRICTS**

<b>General Plan Land Use Designation</b>	<b>Existing Consistent Zoning Districts</b>
<b>Agriculture (AG)</b> 10, 20, 40, 80-160 ac. min.	Agricultural Exclusive (AE) Farm (F) Residential-Agricultural (RA) Open Space (O)
<b>Timberland (T)</b> 10, 20, 40, 80-640 ac. min.	Forestry (FOR) Timberland Production District (TPZ) Residential-Forest (RF) Open Space (O)
<b>Greenbelt and Open Space (OS)</b>	Open Space (O) Forestry (FOR)
<b>Resorts and Recreation (REC)</b>	Forestry (FOR) Resort (RES) Residential Single-Family (RS) Residential Multi-Family (RM) Open Space (O) Water Influence (W)
<b>Water Influence (W)</b>	Water Influence (W)
<b>Rural Residential (RR)</b> 1-10 Ac. Min.	Farm (F) Residential-Agricultural (RA) Residential-Forest (RF) Open Space (O)
<b>Low Density Residential (LDR)</b> 10,000 sq. ft. to 1 acre min.	Residential-Agricultural (RA) Residential Single-Family (RS)
<b>Medium Density Residential (MDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Single-Family (RS) Residential Multi-Family (RM) Combining Density Limitation (-DL) Planned Residential Development (PD)
<b>High Density Residential (HDR)</b> 3,500 to 10,000 sq. ft. min.	Residential Multi-Family (RM) Combining Density Limitation (-DL)
<b><u>High Density Residential 20/30 (HDR 20/30)</u></b> <b><u>3,500 to 10,000 sq. ft. min.</u></b>	<b><u>Residential Multi-Family 30 (RM30)</u></b> <b><u>Mixed Use Community (MU)</u></b>
<b>General Commercial (GC)</b>	Commercial Planned Development (CPD) Neighborhood Commercial (C1) General Commercial (C2) Heavy Commercial (C3) Highway Service (HS) Office and Professional (OP) Mixed-Use (MU)
<b>Tourist/Resort Commercial (TC)</b> 6,000 to 20,000 sq. ft. min.	Highway Service (HS) Resort (RES)
<b>Business Park/Industrial (BPI)</b> 10,000 sq. ft. to 5 acres	Airport (AP) Business Park (BP) Industrial (IN) Industrial Park (INP)
<b>Public Facility (PF)</b>	Any zoning classification
<b>Regional University Specific Plan</b>	

All Designations	General	Plan	Land	Use	Combining Agriculture (-AG) Combining Aircraft Overflight (-AO) Combining Building Site (-B) Combining Conditional Use Permit (-UP) Combining Density Limitation (-DL) Combining Design Review (-Dc, -Ds, -Dh) Combining Development Reserve (-DR) Combining Flood Hazard (-FH) Combining Geologic Hazard (-GH) Combining Mineral Reserve (-MR) Combining           Planned           Residential Development (-PD) Combining Special Purpose Zone (-SP) Combining Traffic Management (-TM)
---------------------	---------	------	------	-----	--

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY BOARD OF SUPERVISORS**

WHERE: Community Development Resource Agency, Planning Commission, 3091 County Center Drive, Auburn, CA 95603

WHEN: November 27, 2023 – 10:20 a.m.

SUBJECT: Public hearing to consider the status of Housing Element Program HE-1, Rezone to Meet the RHNA and direction on potential properties to be rezoned

NOTICE IS HEREBY GIVEN that the Placer County Board of Supervisors will conduct a public hearing at the above place and time to receive a presentation from Planning Services Division staff on the status of Housing Element Program HE-1, Rezone to meet the Regional Housing Needs Allocation (RHNA) and provide direction on potential properties to be rezoned under the Program.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/8483/2023>. Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Clerk of the Board at (530) 889-4020.

You may direct written comments to the Clerk of the Board of Supervisors, 175 Fulweiler Avenue, Auburn, CA 95603, or you may telephone the Clerk of the Board at (530) 889-4020. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the county at, or prior to, the public hearing.

Information is available for review by contacting the Community Development Resource Agency contact for this project, Kally Keding-Cecil, who can be reached at (530) 745-3034 or [kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov).

BOARD OF SUPERVISORS  
Clerk of the Board, Megan Wood  
Community Development Resource Agency Staff: Kally Keding-Cecil